



Home of the Tualatin River National Wildlife Refuge

URBAN RENEWAL AGENCY MEETING PACKET

FOR

Tuesday, October 6, 2020

**Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon**

URA Board of Directors Regular Meeting
(Following the 7:00 pm City Council meeting)

Pursuant to House Bill 4212 (2020), this meeting will be conducted electronically and will be live streamed at <https://www.youtube.com/user/CityofSherwood>

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING AGENDA**

Tuesday, October 6, 2020
(Following the 7:00 pm City Council Meeting)

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon**

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URA BOARD MEETING

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

- A. Approval of April 2, 2019 URA Board Meeting Minutes**
- B. Approval of June 16, 2020 URA Board Meeting Minutes**

4. NEW BUSINESS

- A. URA Resolution 2020-003 Approving Amendment 16 to the Sherwood Urban Renewal Plan, dated August 29, 2000, to reduce the area boundary
(Bruce Coleman, Economic Development Manager)**

5. ADJOURN

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES**

Tuesday, April 2, 2019

(Following the 7:00 pm City Council Meeting)

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon 97140**

1. **CALL TO ORDER:** Vice Chair Rosener called the meeting to order at 7:47 pm.
2. **BOARD PRESENT:** Vice Chair Tim Rosener, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin, and Doug Scott. Chair Keith Mays was absent.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Community Development Director Julia Hajduk, Police Chief Jeff Groth, Public Works Director Craig Sheldon, Records Technician Katie Corgan, and City Recorder Sylvia Murphy.
4. **CONSENT AGENDA**
 - A. **Approval of June 19, 2018 URA Board Meeting Minutes**
 - B. **Approval of July 17, 2018 URA Board Meeting Minutes**
 - C. **Approval of September 4, 2018 URA Board Meeting Minutes**
 - D. **Approval of November 20, 2018 URA Board Meeting Minutes**

MOTION: FROM RENEE BROUSE TO APPROVE THE CONSENT AGENDA, SECONDED BY KIM YOUNG. MOTION PASSED 6:0, ALL PRESENT MEMBERS VOTED IN FAVOR (CHAIR MAYS WAS ABSENT).

Vice Chair Rosener addressed the next agenda item.

5. **NEW BUSINESS:**
 - A. **URA Resolution 2019-001, Authorizing Request for Proposals for development of Old School House property**

City Manager Gall recapped the staff report which would allow city staff to pursue requests for proposals (RFPs) for the redevelopment of the Old School House. Mr. Gall explained that the property was located at an important gateway into Old Town and had been vacant since 2007. He outlined that in 2008, the URA board had sought RFPs for the redevelopment of the property but had not received any bids from interested parties. Mr. Gall stated he believed the reason the city did not received any bids in 2008 was due to the state of the economy and the tight restrictions about the redevelopment of the site. Doug Scott inquired about the potential requirements to be included in the RFP for the property. Community Development Director Julia Hajduk replied that city staff would draft the RFP and then bring their work to a future URA work session for discussion. City Manager Gall stated he wanted to make sure city staff and

the URA board were in alignment on what the RFP should cover in terms of what the redevelopment design should look like and the decision-making process for the property. Russell Griffin commented that he believed that the 2008 requirement of having the future building resemble the Old School house prevented interested parties from submitting their bids. Vice Chair Rosener asked City Attorney Josh Soper if the city was required to approve any bids received from the RFP if the board felt the bids did not meet the parameters for the property. Mr. Soper replied the city was not obligated to accept any bids that the RFP generated. Ms. Hajduk commented that the reason the city was advocating for a RFP was because it would allow the URA Board to firmly control the design and development of the property.

With no further discussion, the following motion was stated.

MOTION: FROM KIM YOUNG TO APPROVE URA RESOLUTION 2019-001 AUTHORIZING REQUEST FOR PROPOSALS FOR REDEVELOPMENT OF OLD SCHOOL HOUSE PROPERTY, SECONDED BY RENEE BROUSE. MOTION PASSED 6:0, ALL PRESENT MEMBERS VOTED IN FAVOR (CHAIR MAYS WAS ABSENT).

With no further business discussed, Vice Chair Rosener adjourned the meeting.

6. ADJOURN

Adjourned at 7:55 pm.

Attest:

Sylvia Murphy, MMC, Agency Recorder

Keith Mays, Chair

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES**

Tuesday, June 16, 2020
(Following the 7:00 pm City Council Meeting)

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon 97140**

Pursuant to Executive Order 20-16, this meeting was conducted electronically and live streamed at <https://www.youtube.com/user/CityofSherwood>

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 7:54 pm.
2. **BOARD PRESENT:** Chair Mays, Vice Chair Tim Rosener, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin, and Doug Scott.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Community Development Director Julia Hajduk, Public Works Director Craig Sheldon, Finance Director David Bodway, Community Services Director Kristen Switzer, Police Chief Jeff Groth, IT Director Brad Crawford, and Agency Recorder Sylvia Murphy.
4. **CONSENT AGENDA:**
 - A. Approval of June 18, 2019 URA Board Meeting Minutes
 - B. Approval of August 6, 2019 URA Board Meeting Minutes
 - C. Approval of February 4, 2020 URA Board Meeting Minutes
 - D. URA Resolution 2020-001, Transferring budget expenditure appropriations between categories for FY2019-20

MOTION: FROM TIM ROSENER TO APPROVE THE CONSENT AGENDA, SECONDED BY KIM YOUNG. MOTION PASSED 7:0, ALL MEMBERS VOTED IN FAVOR.

Chair Mays addressed the next agenda item and asked the Agency Recorder to read the public hearing statement.

5. **PUBLIC HEARING:**
 - A. **URA Resolution 2020-002, Adopting the FY2020-21 budget of the City of Sherwood Urban Renewal Agency, making appropriations, imposing and categorizing taxes, and authorizing the Agency Manager to take such action necessary to carry out the adopted budget**

The Agency Recorder read the public hearings statement aloud and reported that no written testimony had been submitted.

Finance Director David Bodway recapped that the URA Budget Committee had met on May 28th and received the budget message from City Manager Joe Gall. He explained that it was a straightforward budget and was ready to be voted on by the board. He stated this was the final opportunity for citizens to

provide public comment on the budget prior to the adoption of the budget. Mayor Mays explained that the Budget Committee for the Urban Renewal Agency was comprised of the same 14 members as the City of Sherwood Budget Committee (seven members of City Council and seven members from the community) and stated that the Sherwood Budget Committee had unanimously recommended the budget to the URA Board. With no further comments or discussion, the following motion was stated.

MOTION: FROM KIM YOUNG TO APPROVE URA RESOLUTION 2020-002 ADOPTING THE FY2020-21 BUDGET OF THE CITY OF SHERWOOD URBAN RENEWAL AGENCY, MAKING APPROPRIATIONS, IMPOSING AND CATEGORIZING TAXES, AND AUTHORIZING THE AGENCY MANAGER TO TAKE SUCH ACTION NECESSARY TO CARRY OUT THE ADOPTED BUDGET. SECONDED BY RUSSELL GRIFFIN. MOTION PASSED 7:0, ALL MEMBERS VOTED IN FAVOR.

5. ADJOURN

Chair Mays adjourned the meeting at 7:58 pm.

Attest:

Sylvia Murphy, MMC, Agency Recorder

Keith Mays, Chair

Agenda Item: New Business

TO: Sherwood Urban Renewal Agency Board of Directors

FROM: Bruce Coleman, Economic Development Manager
 Through: Julia Hajduk, Community Development Director, Josh Soper, City Attorney, Joseph Gall, City Manager

SUBJECT: URA Resolution 2020-003, Approving Amendment 16 to the Sherwood Urban Renewal Plan, dated August 29, 2000, to reduce the area boundary

Issue: The City has undertaken an urban renewal feasibility analysis to assess the potential for and identify issues regarding establishing a new urban renewal area. As part of this analysis, it was identified that there is not sufficient acreage capacity under ORS 457 acreage restrictions to establish the new urban renewal area without reducing the size of the existing urban renewal area. Section 700 of the Sherwood Urban Renewal Plan provides for amendments to the Plan and in accordance with Section 700, this amendment is considered a minor amendment to be approved by the Sherwood Urban Renewal Agency by resolution.

Background: The City of Sherwood hired Tiberius Solutions, LLC who worked with Elaine Howard Consulting, LLC to conduct an urban renewal feasibility study for the potential future use of urban renewal in the Tonquin Employment Area, along Highway 99, and in other properties that could benefit from urban renewal assistance. The feasibility study reviewed potential boundaries, projected future tax increment revenues and identified key projects. The study identified that the Urban Renewal Agency must reduce acreage from the current urban renewal area in order for the City to have the capacity to include the acreage desired for the new urban renewal area.

Sherwood is allowed to have 25% of its total acreage in urban renewal areas, and no property may be in more than one urban renewal area at one time. The total acreage of Sherwood is projected to be 3,129 acres after the completion of two pending annexations. Given the 25% limitation, Sherwood is limited to 782 acres in urban renewal areas. The existing Sherwood Urban Renewal Area (“existing URA”) presently has 616 acres and is set to terminate in FYE 2023, leaving 166 acres that can presently be put into urban renewal. The proposed urban renewal area (“proposed URA”) has more than 166 acres. The City Council has indicated it would like to consider the adoption of the proposed URA in 2021. Therefore, acreage in the existing URA must be reduced to accommodate adopting the proposed URA.

	Acreage
City of Sherwood*	3,129
25% Limitation	782
Existing URA	616
Remaining Capacity	166
Reduction in Existing Area	442
Resulting Capacity for New URA	608

*After two proposed annexations

The results of this feasibility study were presented to City Council on August 18, 2020. At that meeting, City Council directed staff to:

- a) combine the study areas into one potential new urban renewal area
- b) review the boundary issue and prepare a recommendation on property to be removed from the existing Sherwood Urban Renewal Area and
- c) prepare a minor amendment to the existing URA to address the acreage requirements for the proposed URA.

Staff worked with Tiberius Solutions, LLC to recommend which properties should be removed from the boundary with the following guidelines:

- a) remove areas of overlap from the proposed URA
- b) remove city-owned properties and other tax-exempt properties
- c) remove right of way that will not be needed in the existing URA
- d) allow sufficient tax increment revenues to pay existing debt service obligations in the existing URA.

The Sherwood Finance Director stated the desired annual debt service payment is \$2.6 million and that the debt service payments will continue until FYE 2023. The projected tax increment revenues from the boundary after the amendment to reduce acreage would produce an estimated 1.25 times coverage ratio of the debt service payment or \$3.25 million. The reduction in acreage is designed to allow sufficient capacity to make these payments even if there is an economic downturn. The Agency is further protected as the estimated debt service payments are in excess of the required debt service payments, so the Agency could pay a smaller amount on the debt service and still be in compliance with the lending terms. This boundary reduction would leave approximately \$240 million in assessed value, reducing the present assessed value by approximately \$185 million. The Agency presently under-levies the tax collections of the existing URA, providing additional resources to all taxing districts. This proposed reduction in acreage of the existing URA has a further benefit of permanently putting this \$185 million of assessed value back on the tax rolls to be used by all taxing districts.

The City's engineering consultant, AKS, has prepared a legal description and maps representing the new boundary of the existing URA which are exhibits to the resolution.

Financial Impacts: The boundary reduction would allow sufficient capacity to make debt service payments on existing debt and will provide permanent certainty to the City and all other impacted taxing districts of increased tax revenue.

Recommendation:

Staff respectfully recommends adoption of URA Resolution 2020-003 Approving Amendment 16 to the Sherwood Urban Renewal Plan, dated August 29, 2000, to reduce the Area boundary.



URA RESOLUTION 2020-003

**APPROVING AMENDMENT 16 TO THE SHERWOOD URBAN RENEWAL PLAN,
DATED AUGUST 29, 2000, TO REDUCE THE AREA BOUNDARY**

WHEREAS, the Urban Renewal Agency of the City of Sherwood ("Agency"), as the duly designated Urban Renewal Agency for the City of Sherwood, Oregon ("City"), is undertaking to carry out the Sherwood Urban Renewal Plan ("Plan"), which plan was approved by the City Council ("Council") on August 29, 2000 by Ordinance No. 2000-1098; and

WHEREAS, the Agency may amend the Plan from time to time as authorized by Section 700(C) of the Plan; and

WHEREAS, the Agency desires to reduce the boundary of the Plan area, such that the new boundary shall be as show in the Plan Amendment attached hereto as Exhibit and the revised legal description and maps attached hereto as Exhibit B; the list of tax lots being removed is attached hereto as Exhibit C; and

WHEREAS, the remaining boundary of the Plan is judged to be sufficient to provide for the tax increment revenues necessary to make debt service payments.

NOW, THEREFORE, THE SHERWOOD URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

Section 1. The boundary of the Sherwood Urban Renewal Plan is hereby reduced, and shall be as shown in the Plan Amendment attached hereto as Exhibit A and the revised legal description and maps attached hereto as Exhibit B.

Section 2. The revised boundary will be transmitted by the Sherwood Urban Renewal Agency to the Washington County Assessor for their records.

Section 3. This Resolution shall be effective upon its approval and adoption.

Duly passed by the Urban Renewal Agency Board this 6th of October, 2020.

Keith Mays, Chair

Attest:

Sylvia Murphy, MMC, Agency Recorder

Figure 1. Sherwood Urban Renewal Area Boundary

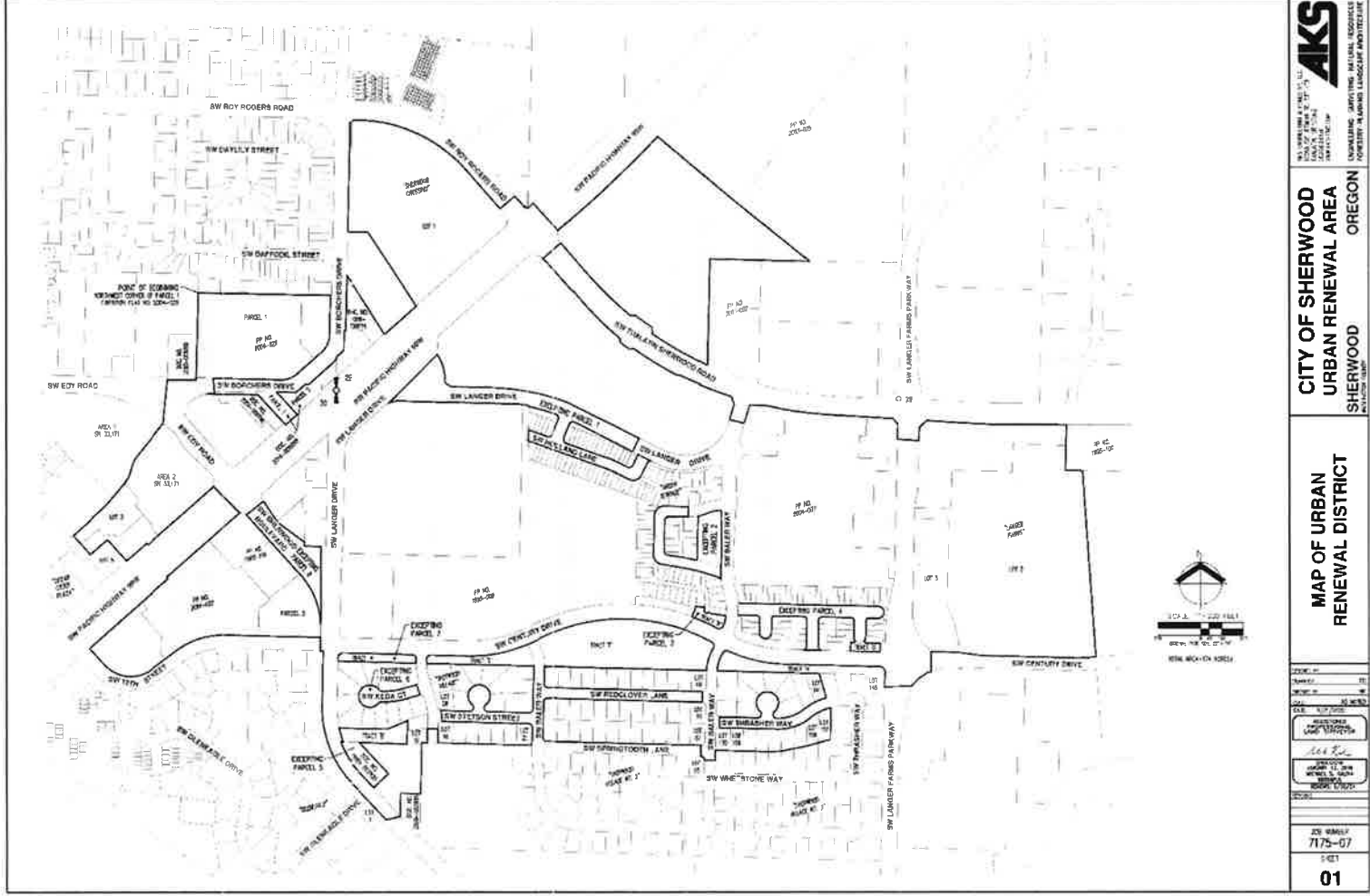


EXHIBIT B

Urban Renewal Area Sherwood Oregon

A tract of land and road rights-of-way located in the Northwest One-Quarter, the Southwest One-Quarter and the Southeast One-Quarter of Section 29, and the Northeast One-Quarter and the Southeast One-Quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of Partition Plat No. 2004-029, Washington County Plat Records (Assessor's Map 2S.1.30AD);

1. Thence along the northerly line of said Partition Plat 2004-029, Easterly 620 feet, more or less, to the westerly right-of-way line of SW Borchers Drive (Assessor's Map 2S.1.30AD);
2. Thence along said westerly right-of-way line, and continuing along the northwesterly and northerly right-of-way line of said road, Southwesterly 830 feet, more or less, to a point that lies 80.3 feet, more or less, easterly of the southwest corner of said Parcel 1 (Assessor's Map 2S.1.30AD);
3. Thence leaving said northerly right-of-way line, Southerly 69 feet, more or less, to the intersection of the westerly line of Document Number 93-069715, Washington County Deed Records, and the southerly right-of-way line of SW Borchers Drive (Assessor's Map 2S.1.30DA);
4. Thence along said southerly right-of-way line, Westerly 33 feet, more or less, to the northwesterly corner of Right-of-Way Dedication Document Number 2003-174698, Washington County Deed Records, also being on the westerly extension of the northerly line of Document Number 2004-008746, Washington County Deed Records (Assessor's Map 2S.1.30DA);
5. Thence along said westerly extension and said northerly line, Easterly 236 feet, more or less, to the northeasterly line of said Deed (Assessor's Map 2S.1.30DA);
6. Thence along said northeasterly line, Southeasterly 192 feet, more or less, to the northwesterly right-of-way line of the SW Pacific Highway 99W (Assessor's Map 2S.1.30DA);
7. Thence along said northwesterly right-of-way line, Northeasterly 73 feet, more or less, more or less, to the southwesterly line of Parcel 2 of Document Number 2014-006999, Washington County Deed Records (Assessor's Map 2S.1.30DA);
8. Thence along said southwesterly line, Northwesterly 144 feet, more or less, to the southerly right-of-way line of SW Borchers Drive (Assessor's Map 2S.1.30DA);
9. Thence along said southerly right-of-way line, and continuing along the southeasterly and easterly right-of-way lines of said road, Northeasterly 756 feet, more or less, to the northeasterly line of Document Number 2009-108736, Washington County Deed Records (Assessor's Map 2S.1.29B);
10. Thence along said northeasterly line, Southeasterly 327 feet, more or less, to the northwesterly right-of-way line of the SW Pacific Highway 99W (Assessor's Map 2S.1.29B);

11. Thence along said northwesterly right-of-way line, Northeasterly 200 feet, more or less, to the southwesterly line of Lot 1 of the plat of "Sherwood Crossing", Washington County Plat Records (Assessor's Map 2S.1.29BC);
12. Thence along said southwesterly line, Northwesterly 510 feet, more or less, to the easterly right-of-way line of SW Borchers Drive (Assessor's Map 2S.1.29BC);
13. Thence along said easterly right-of-way line, Northerly 531 feet, more or less, to the southerly right-of-way line of SW Roy Rogers Road (Assessor's Map 2S.1.29BC);
14. Thence along said southerly right-of-way line, and continuing along the southwesterly right-of-way line, Southeasterly 832 feet, more or less, to a line that is parallel with and 83.2 feet, more or less, northwesterly of the northwesterly right-of-way line of SW Pacific Highway 99W (Assessor's Map 2S.1.29BC);
15. Thence along said parallel line, Northeasterly 91 feet, more or less, to the northeasterly right-of-way line of SW Roy Rogers Road (Assessor's Map 2S.1.29BC);
16. Thence along said northeasterly right-of-way line, Southeasterly 87 feet, more or less, to the northwesterly right-of-way line of SW Pacific Highway 99W (Assessor's Map 2S.1.29BC);
17. Thence along said northwesterly right-of-way line, Northeasterly 30 feet, more or less, to a line that is parallel with and 42.8 feet, more or less, northwesterly of said northeasterly right-of-way line of SW Roy Rogers Road (Assessor's Map 2S.1.29B);
18. Thence along said parallel line, Southeasterly 173 feet, more or less, to the southeasterly right-of-way line of the SW Pacific Highway 99W (Assessor's Map 2S.1.29B);
19. Thence along said southeasterly right-of-way line, Northeasterly 642 feet, more or less, to the southwesterly line of Partition Plat No. 2003-025, Washington County Plat Records (Assessor's Map 2S 1 29B);
20. Thence along said southwesterly line, Southeasterly 923 feet, more or less, to the southerly line of Parcel 1 of said Partition Plat and the easterly extension of the northerly line of Partition Plat No. 2001-002, Washington County Plat Records (Assessor's Map 2S.1.29B);
21. Thence along said easterly extension and said northerly line, Westerly 468 feet, more or less, to the westerly line of said Partition Plat (Assessor's Map 2S.1.29B);
22. Thence along said westerly line, Southerly 499 feet, more or less, to the northerly right-of-way line of SW Tualatin Sherwood Road (Assessor's Map 2S.1.29B);
23. Thence along said northerly right-of-way line, Northwesterly 921 feet, more or less, to a line that is parallel with and 54.0 feet, more or less, southeasterly of the southeasterly right-of-way line of SW Pacific Highway 99W (Assessor's Map 2S.1.29B);
24. Thence along said parallel line, Southwesterly 112 feet, more or less, to the southerly right-of-way line of SW Tualatin Sherwood Road (Assessor's Map 2S.1.29B);
25. Thence along said southerly right-of-way line, Southeasterly 1,173 feet, more or less, to the westerly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29B);
26. Thence along said westerly right-of-way line, Southerly 113 feet, more or less, to a line that is parallel with and 106.0 feet, more or less, southerly of said southerly right-of-way line of SW Tualatin Sherwood Road (Assessor's Map 2S.1.29B);
27. Thence along said parallel line, Easterly 71 feet, more or less, to the easterly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CA);
28. Thence along said easterly right-of-way line, Northerly 90 feet, more or less, to the southerly right-of-way line of SW Tualatin Sherwood Road (Assessor's Map 2S.1.29CA);
29. Thence along said southerly right-of-way line, Easterly 709 feet, more or less, to the westerly right-of-way line of SW Langer Farms Parkway (Assessor's Map 2S.1.29CA);
30. Thence along said westerly right-of-way line, Southerly 105 feet, more or less, to a line that is parallel with and 94.0 feet, more or less, southerly of the southerly right-of-way line of SW Tualatin Sherwood Road (Assessor's Map 2S.1.29CA);

31. Thence along said parallel line, Easterly 100 feet, more or less, to the easterly right-of-way line of SW Langer Farms Parkway (Assessor's Map 2S.1.29DB);
32. Thence along said easterly right-of-way line, Northerly 107 feet, more or less, to the southerly right-of-way line of SW Tualatin Sherwood Road (Assessor's Map 2S.1.29DB);
33. Thence along said southerly right-of-way line, Easterly 656 feet, more or less, to the westerly line of Partition Plat No. 1995-100, Washington County Plat Records (Assessor's Map 2S.1.29DB);
34. Thence along said westerly line, Southerly 211 feet, more or less, to the southerly line of said Partition Plat (Assessor's Map 2S.1.29DB);
35. Thence along said southerly line, Easterly 85 feet, more or less, to the easterly line of Lot 2 of the plat of "Langer Farms", Washington County Plat Records (Assessor's Map 2S.1.29DB);
36. Thence along said easterly line, Southerly 881 feet, more or less, to the northerly right-of-way line of SW Century Drive (Assessor's Map 2S.1.29DB);
37. Thence along said northerly right-of-way line, Westerly 775 feet, more or less, to a point that lies 125.7 feet, more or less, westerly from the southeasterly corner of Lot 3 of said Plat (Assessor's Map 2S.1.29DB);
38. Thence leaving said northerly right-of-way line at right angles, Southerly 96 feet, more or less, to the southerly right-of-way line of SW Century Drive (Assessor's Map 2S.1.29DC);
39. Thence along said southerly right-of-way line, Southwesterly 116 feet, more or less, to the easterly right-of-way line of SW Langer Farms Parkway (Assessor's Map 2S.1.29DC);
40. Thence leaving said easterly right-of-way line, Westerly 126 feet, more or less, to the southeasterly corner of Lot 145 of the plat of "Sherwood Village No. 3", Washington County Plat Records, also being on the westerly right-of-way line of SW Langer Farms Parkway (Assessor's Map 2S.1.29CD);
41. Thence along said westerly right-of-way line, Northerly 109 feet, more or less, to the southerly right-of-way line of SW Century Drive (Assessor's Map 2S.1.29CA);
42. Thence along said southerly right-of-way line, Westerly 750 feet, more or less, to the easterly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CA);
43. Thence along said easterly right-of-way line, Southerly 119 feet, more or less, to the southerly line of Tract 'H' of said Plat (Assessor's Map 2S.1.29CA);
44. Thence along said southerly line, Easterly 480 feet, more or less, to the easterly line of Lot 141 of said Plat (Assessor's Map 2S.1.29CD);
45. Thence along said easterly line, Southerly 119 feet, more or less, to the northerly right-of-way line of SW Thrasher Way (Assessor's Map 2S.1.29CD);
46. Thence along said northerly right-of-way line, Westerly 256 feet, more or less, to the easterly right-of-way line of SW Grainery Place (Assessor's Map 2S.1.29CD);
47. Thence along said easterly, and the northerly and westerly right-of-way lines of SW Grainery Place, Westerly 342 feet, more or less, to the northerly line of SW Thrasher Way (Assessor's Map 2S.1.29CD);
48. Thence along said northerly right-of-way line, Westerly 175 feet, more or less, to the easterly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CD);
49. Thence along said easterly right-of-way line, Southerly 50 feet, more or less, to the southerly right-of-way line of SW Thrasher Way (Assessor's Map 2S.1.29CD);
50. Thence along said southerly right-of-way line, Easterly 546 feet, more or less, to the easterly line of Lot 157 of said Plat (Assessor's Map 2S.1.29CD);
51. Thence along said easterly line, Southerly 148 feet, more or less, to the southerly line of said Lot 157 (Assessor's Map 2S.1.29CD);

52. Thence along said southerly line, and continuing along the southerly line of Lots 158 through 164 of said Plat, and continuing along the southerly line of Lot 130 of the plat of "Sherwood Village No. 2", Washington County Plat Records, Westerly 546 feet, more or less, to the easterly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CD);
53. Thence along said easterly right-of-way line, Southerly 47 feet, more or less, to a line that is parallel with and 18.0 feet, more or less, southerly of the southerly right-of-way line of SW Springtooth Lane (Assessor's Map 2S.1.29CD);
54. Thence along said parallel line, Westerly 50 feet, more or less, to the southerly northeasterly corner of Lot 95 of said Plat, also being on the westerly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CD);
55. Thence along said westerly right-of-way line, Northwesterly 28 feet, more or less, to the northerly northeasterly corner of said Lot 95, also being on the southerly right-of-way line of SW Springtooth Lane (Assessor's Map 2S.1.29CD);
56. Thence leaving said southerly right-of-way line, Northerly 50 feet, more or less, to the southerly southwesterly corner of Lot 87 of said Plat, also being on the northerly right-of-way line of SW Springtooth Lane (Assessor's Map 2S.1.29CC);
57. Thence along said northerly right-of-way line, Westerly 755 feet, more or less, to the easterly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CC);
58. Thence along said easterly right-of-way line, Northerly 164 feet, more or less, to the southerly right-of-way line of SW Redclover Lane (Assessor's Map 2S.1.29CC);
59. Thence along said southerly right-of-way line, Easterly 755 feet, more or less, to the northerly northeasterly corner of Lot 70 of said Plat (Assessor's Map 2S.1.29CD);
60. Thence leaving said southerly right-of-way line, Northerly 50 feet, more or less, to the southerly southeasterly corner of Lot 69 of said Plat, also being on the northerly right-of-way line of SW Redclover Lane (Assessor's Map 2S.1.29CD);
61. Thence along said northerly right-of-way line, Westerly 755 feet, more or less, to the easterly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CC);
62. Thence along said easterly right-of-way line, Northerly 82 feet, more or less, to the southerly line of Tract 'F' of said Plat (Assessor's Map 2S.1.29CC);
63. Thence along said southerly line, Easterly 762 feet, more or less, to the westerly right-of-way line of W Baler Way (Assessor's Map 2S.1.29CD);
64. Thence along said westerly right-of-way line, Northerly 163 feet, more or less, to the southerly right-of-way line of SW Century Drive (Assessor's Map 2S.1.29CA);
65. Thence along said southerly right-of-way line, Westerly 1,426 feet, more or less, to the easterly right-of-way line of SW Trumpeter Drive (Assessor's Map 2S.1.29CC);
66. Thence along said easterly right-of-way line, Southerly 48 feet, more or less, to the southerly line of Tract 'E' of said Plat (Assessor's Map 2S.1.29CB);
67. Thence along said southerly line, Easterly 504 feet, more or less, to the westerly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CB);
68. Thence along said westerly right-of-way line, Southerly 203 feet, more or less, to the northerly right-of-way line of SW Stetson Street (Assessor's Map 2S.1.29CC);
69. Thence along said northerly right-of-way line, Westerly 221 feet, more or less, to the easterly right-of-way line of SW Wallace Place (Assessor's Map 2S.1.29CC);
70. Thence along said easterly, and the northerly and westerly right-of-way lines of SW Wallace Place, Westerly 346 feet, more or less, to the northerly right-of-way line of SW Stetson Street (Assessor's Map 2S.1.29CC);
71. Thence along said northerly right-of-way line, Westerly 134 feet, more or less, to the southerly southwesterly corner of Lot 58 of the plat "Sherwood Village", Washington County Plat Records (Assessor's Map 2S.1.29CC);

72. Thence leaving said northerly right-of-way line, Southerly 50 feet, more or less, to the northerly northwest corner of Lot 16 of said Plat, also being on the southerly right-of-way line of SW Stetson Street (Assessor's Map 2S.1.29CC);
73. Thence along said southerly right-of-way line, Easterly 441 feet, more or less, to the westerly right-of-way line of SW Baler Way (Assessor's Map 2S.1.29CC);
74. Thence along said westerly right-of-way line, Southerly 82 feet, more or less, to the southerly line of Lot 22 of said plat (Assessor's Map 2S.1.29CC);
75. Thence along said southerly line, and the westerly extension thereof, Westerly 442 feet, more or less, to the easterly right-of-way line of SW Trumpeter Drive (Assessor's Map 2S.1.29CC);
76. Thence along said easterly right-of-way line, Northerly 64 feet, more or less, to a line that is parallel with and 35.7 feet southerly, more or less, of the southerly right-of-way line of SW Stetson Street (Assessor's Map 2S.1.29CC);
77. Thence along said parallel line, Westerly 50 feet, more or less, to the northeasterly corner of Lot 15 of said Plat, also being on the westerly right-of-way line of SW Trumpeter Drive (Assessor's Map 2S.1.29CC);
78. Thence along said westerly right-of-way line, Southerly 64 feet, more or less, to the easterly southerly line of said Lot 15 (Assessor's Map 2S.1.29CC);
79. Thence along said easterly southerly line, Westerly 25 feet, more or less, to the southerly easterly line of said Lot 15 (Assessor's Map 2S.1.29CC);
80. Thence along said southerly easterly line, and the southerly extension thereof, Southerly 239 feet, more or less, to the northerly line of Document Number 2009-002859, Washington County Deed Records (Assessor's Map 2S.1.29CC);
81. Thence along said northerly line, Westerly 94 feet, more or less, to the westerly line of said Deed (Assessor's Map 2S.1.29CC);
82. Thence along said westerly line, Southerly 108 feet, more or less, to the northeasterly right-of-way line of SW Sherwood Boulevard (Assessor's Map 2S.1.29CC);
83. Thence leaving said northeasterly right-of-way line, Westerly 69 feet, more or less, to the most easterly corner of Lot 1 of the plat of "Gleneagle", Washington County Plat Records, also being on the southwestwesterly right-of-way line of SW Sherwood Boulevard (Assessor's Map 2S.1.29CC);
84. Thence along said southwestwesterly right-of-way line, and continuing along the westerly right-of-way line of said road, Northerly 965 feet, more or less, to the southerly right-of-way line of SW 12th Street (Assessor's Map 2S.1.30DA);
85. Thence along said southerly right-of-way line, Westerly 14 feet, more or less, to the westerly right-of-way line of the SW Langer Drive (Assessor's Map 2S.1.30DA);
86. Thence along said westerly right-of-way line, Northerly 63 feet, more or less, to the southeasterly corner of Parcel 3 of Partition Plat No. 2014-032, Washington County Plat Records, also being on the northerly right-of-way line of SW 12th Street (Assessor's Map 2S.1.30DA);
87. Thence along said northerly right-of-way line, Westerly 1,192 feet, more or less, to the southeasterly right-of-way line of SW Pacific Highway 99W (Assessor's Map 2S.1.30DA);
88. Thence along said southeasterly right-of-way line, Northeasterly 958 feet, more or less, to the southwestwesterly right-of-way line of SW Sherwood Boulevard (Assessor's Map 2S.1.30DA);
89. Thence leaving said southeasterly right-of-way line, Northwestwesterly 174 feet, more or less, to the intersection of said southwestwesterly right-of-way line and the northwestwesterly right-of-way line of SW Pacific Highway 99W (Assessor's Map 2S.1.30DA);

90. Thence along said northwesterly right-of-way line, Southwesterly 552 feet, more or less, to the northeasterly line of Lot 5 of the plat of "Cedar Creek Plaza", Washington County Plat Records (Assessor's Map 2S.1.30DA);
91. Thence along said northeasterly line, Northwesterly 362 feet, more or less, to the northwesterly line of Lot 3 of said Plat (Assessor's Map 2S.1.30DA);
92. Thence along said northwesterly line, Northeasterly 344, more or less, to the northwesterly line of Area 2 of Survey Number 33,171, Washington County Survey Records (Assessor's Map 2S.1.30DA);
93. Thence along said northwesterly line of Area 2, Northeasterly 338 feet, more or less, to the southwesterly right-of-way line of SW Edy Road (Assessor's Map 2S.1.30DA);
94. Thence leaving said southwesterly right-of-way line, Northerly 207 feet, more or less, to the southwesterly corner of Document Number 2000-009092, Washington County Deed Records, also being on the northerly right-of-way line of SW Borchers Drive (Assessor's Map 2S.1.30AD);
95. Thence along said northerly right-of-way line, Easterly 135 feet, more or less, to the easterly line of said Deed, also being on the southerly extension of the westerly line of said Parcel 1 of Partition Plat 2004-029 (Assessor's Map 2S.1.30AD);
96. Thence along said southerly extension and said westerly line, Northerly 410 feet, more or less, to the Point of Beginning (Assessor's Map 2S.1.30AD).

Excepting therefrom the following Parcels:

Excepting Parcel 1:

The entirety of right-of-way of SW Holland Lane and that portion of right-of-way of SW Langer Drive that lies easterly of the southeasterly right-of-way line of SW Pacific Highway 99W and lies westerly of the northerly extension of the westerly line of Lot 20 of the plat of "Arbor Terrace", Washington County Plat Records (Assessor's Map 2S.1.29B).

Excepting Parcel 2:

The entirety of Tract 'B' of the plat of "Arbor Terrace", Washington County Plat Records, the entirety of right-of-way of SW Bronner Lane, the entirety of right-of-way of SW Silo Terrace, and that portion of right-of-way of SW Windrow Lane that lies westerly of the southerly extension of the westerly line of Lot 55 and said Plat (Assessor's Map 2S.1.29CA).

Excepting Parcel 3:

The entirety of Tract 'R' of the plat of "Arbor Terrace", Washington County Plat Records (Assessor's Map 2S.1.29CA).

Excepting Parcel 4:

The entirety of Tract 'O' of the plat of "Arbor Terrace", Washington County Plat Records, the entirety of right-of-way of SW Harvester Lane, the entirety of the right-of-way of SW Massey Terrace, the entirety of right-of-way of SW Ferguson Terrace, and the entirety of the right-of-way of SW Fallon Terrace (Assessor's Map 2S.1.29CA).

Excepting Parcel 5:

The entirety of Tract 'B' of the plat of "Sherwood Village", Washington County Plat Records, and that tract of land described in Document Number 2015-080850, Washington County Deed Records (Assessor's Map 2S.1.29CC).

Excepting Parcel 6:

The entirety of the right-of-way of SW Keda Court (Assessor's Map 2S.1.29CC).

Excepting Parcel 7:

The entirety of Tract 'A' of the plat of "Sherwood Village", Washington County Plat Records (Assessor's Map 2S.1.29CC).

Excepting Parcel 8:

That portion of right-of-way of SW Sherwood Boulevard that lies easterly of the southeasterly right-of-way line of SW Pacific Highway 99W and westerly of the westerly right-of-way line of SW Langer Drive (Assessor's Map 2S.1.30DA).

The above described tract of land contains 174 acres, more or less.

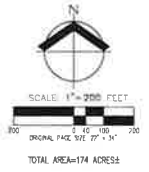
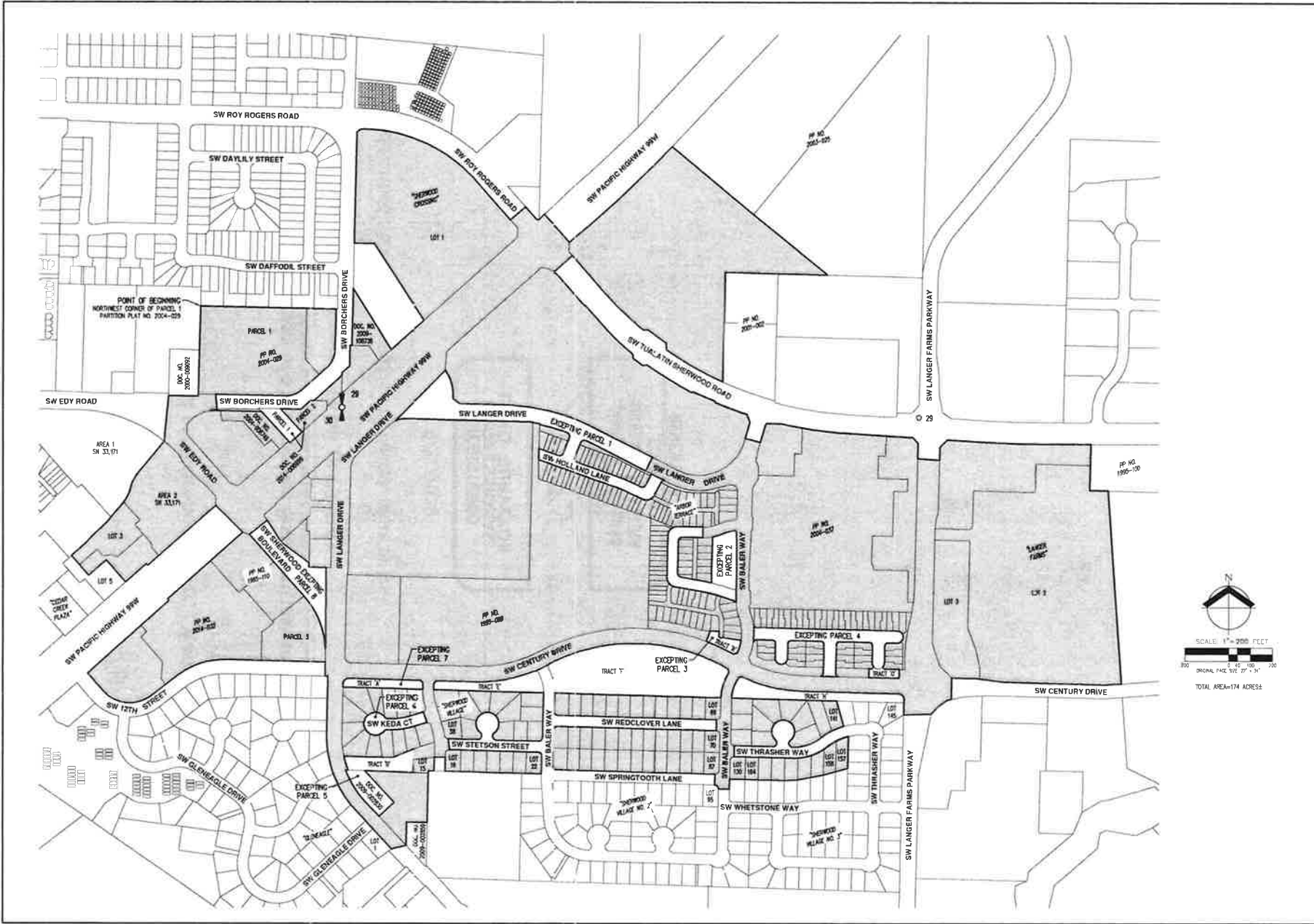
9/21/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/21



TOTAL AREA=174 ADRESA

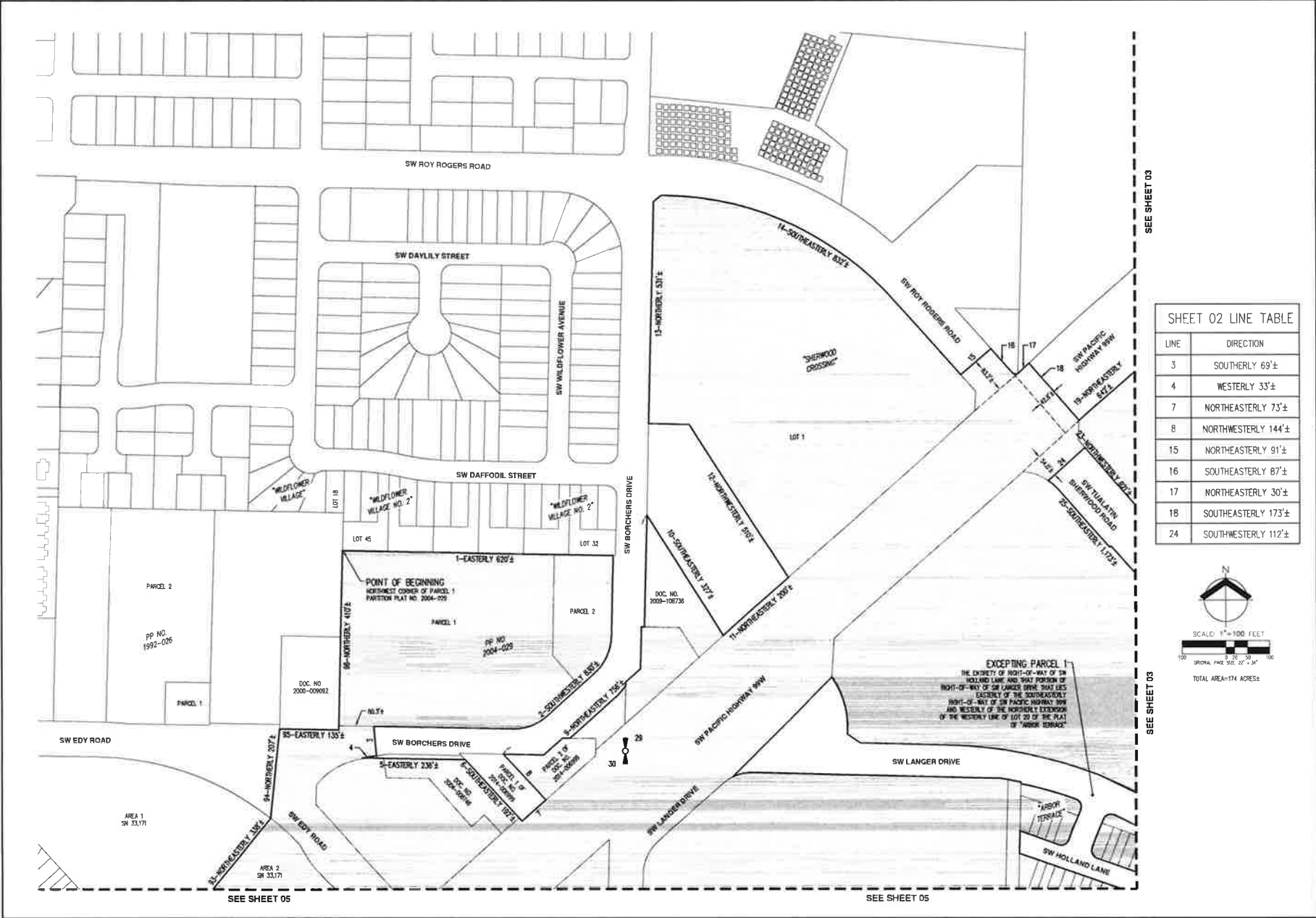


CITY OF SHERWOOD
URBAN RENEWAL AREA
SHERWOOD
OREGON

MAP OF URBAN
RENEWAL DISTRICT

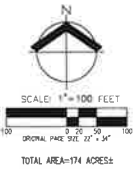
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DRAWN BY	BM
CHECKED BY	BM
SCALE	AS NOTED
DATE	9/21/2020
REGISTERED PROFESSIONAL LAND SURVEYOR	
<i>Michael S. Alford</i>	
OREGON	
JANUARY 12, 2014	
NO. 4484	
ISSUANCE	
REVISED 4/20/21	
JOB NUMBER	7175-07
SHEET	01

NO DIMENSIONS FILED: HPS-338A (REV. 11/2018) - 03



SHEET 02 LINE TABLE

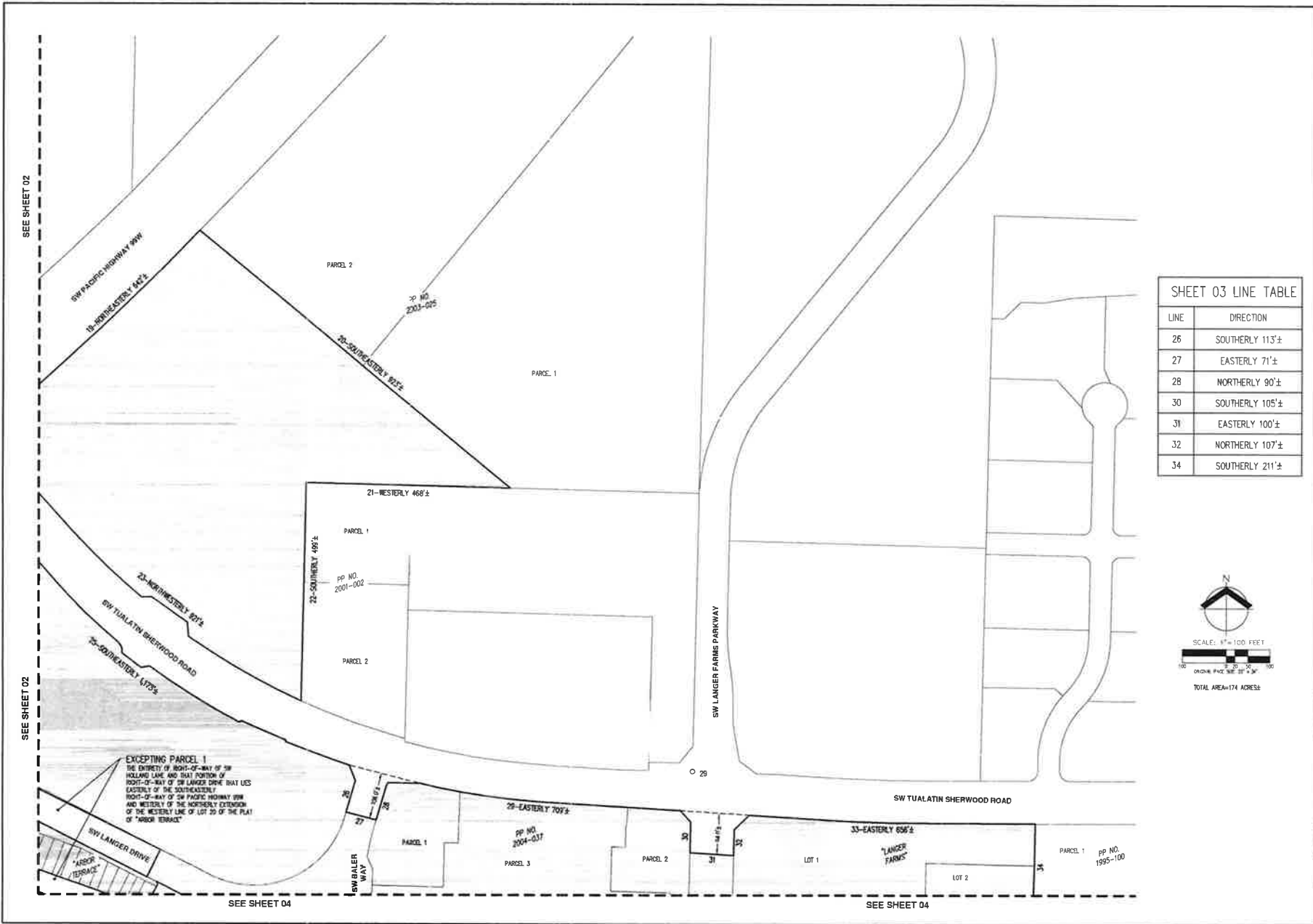
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4	WESTERLY 33'±
7	NORTHEASTERLY 73'±
8	NORTHWESTERLY 144'±
15	NORTHEASTERLY 91'±
16	SOUTHEASTERLY 87'±
17	NORTHEASTERLY 30'±
18	SOUTHEASTERLY 173'±
24	SOUTHWESTERLY 112'±



CITY OF SHERWOOD
 URBAN RENEWAL AREA
 SHERWOOD
 OREGON

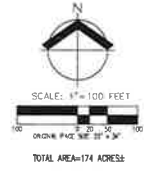
MAP OF URBAN
 RENEWAL DISTRICT

DRAWN BY: _____
 DATE: 9/2/2020
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL S. KAUNA
 REVIEWED: 9/30/21
 JOB NUMBER
 7175-07
 SHEET
02



SHEET 03 LINE TABLE

LINE	DIRECTION
26	SOUTHERLY 113'±
27	EASTERLY 71'±
28	NORTHERLY 90'±
30	SOUTHERLY 105'±
31	EASTERLY 100'±
32	NORTHERLY 107'±
34	SOUTHERLY 211'±



AKS
AKS ENGINEERING & FORESTRY, LLC
10000 N.W. 10TH AVENUE, SUITE 100
PORTLAND, OREGON 97228
WWW.AKS-INC.COM

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY OF SHERWOOD
URBAN RENEWAL AREA
SHERWOOD
OREGON
MULTI-JURISDICTION

MAP OF URBAN RENEWAL DISTRICT

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: AS NOTED
DATE: 9/20/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
Michael S. Kalin
CREATED: JANUARY 12, 2018
MICHAEL S. KALIN
PROF. NO. ECR-000073071
SHEETS: _____
JOB NUMBER: 7175-07
SHEET: **03**

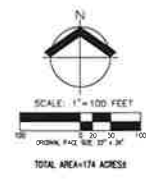
SEE SHEET 02

SEE SHEET 04



SHEET 04 LINE TABLE

LINE	DIRECTION
34	SOUTHERLY 211'±
35	EASTERLY 85'±
38	SOUTHERLY 96'±
39	SOUTHWESTERLY 118'±
40	WESTERLY 126'±
41	NORTHERLY 109'±
43	SOUTHERLY 119'±
45	SOUTHERLY 119'±
47	WESTERLY 342'±
49	SOUTHERLY 50'±
51	SOUTHERLY 148'±
53	SOUTHERLY 46'±
54	WESTERLY 50'±
55	NORTHWESTERLY 28'±
56	NORTHERLY 50'±
60	NORTHERLY 50'±
62	NORTHERLY 82'±
64	NORTHERLY 163'±



AKS ENGINEERING & FORESTRY, LLC
12000 SW HUMAN BLVD, SUITE 100
SHERWOOD, OREGON 97133
WWW.AKS-FOREST.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

CITY OF SHERWOOD
URBAN RENEWAL AREA
SHERWOOD
WASHINGTON COUNTY

OREGON

MAP OF URBAN
RENEWAL DISTRICT

OREGON

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 SCALE: AS SHOWN
 DATE: 9/21/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR

 MICHAEL E. GORMAN
 LICENSE #175071

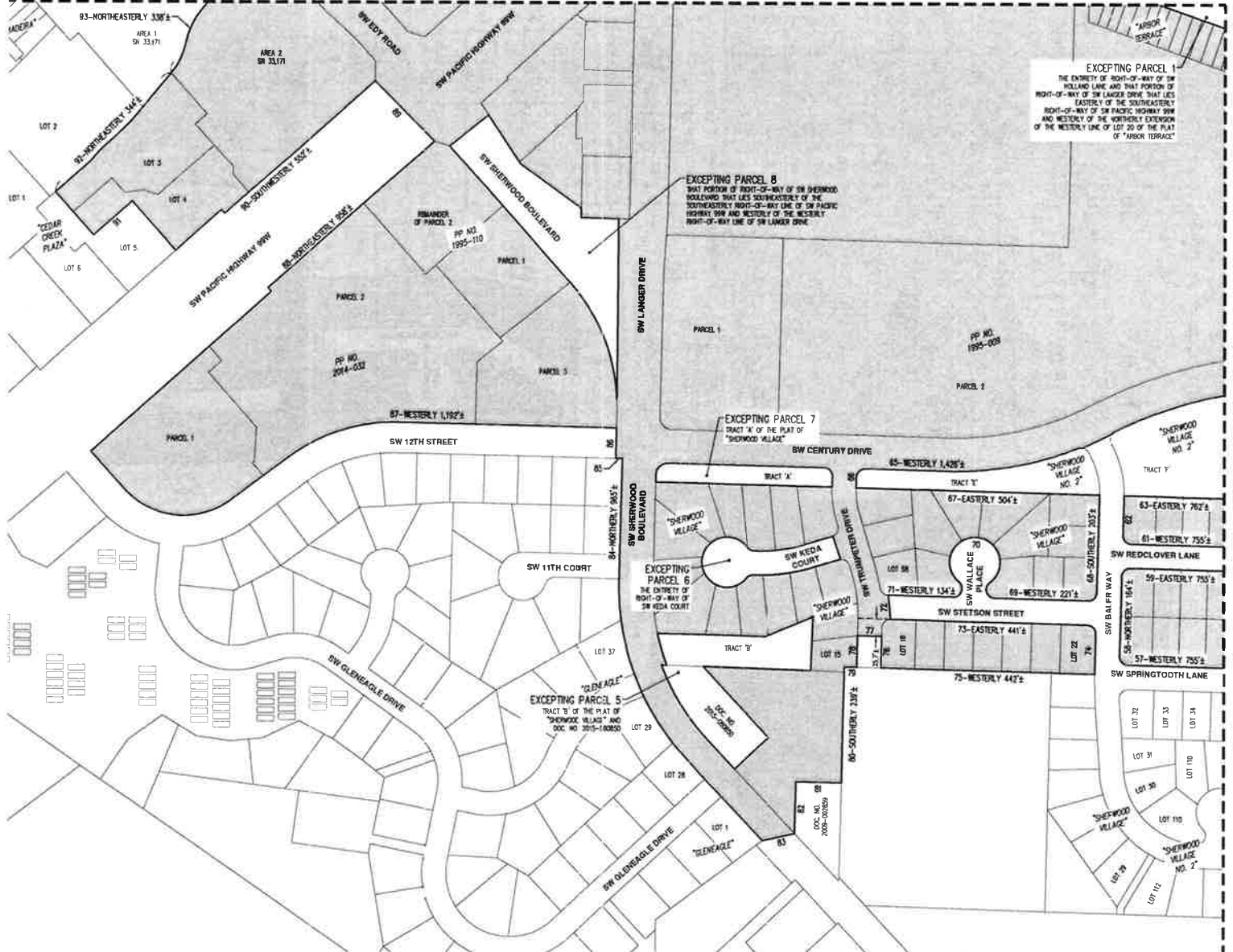
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SHEET
04

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October 10, 2023, Page 7 of 28

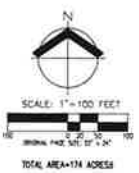
SEE SHEET 02

SEE SHEET 02



SHEET 05 LINE TABLE

LINE	DIRECTION
62	NORTHERLY 82'±
66	SOUTHERLY 46'±
70	WESTERLY 346'±
72	SOUTHERLY 51'±
74	SOUTHERLY 82'±
76	NORTHERLY 64'±
77	WESTERLY 50'±
78	SOUTHERLY 64'±
79	WESTERLY 25'±
81	WESTERLY 94'±
82	SOUTHERLY 108'±
83	WESTERLY 69'±
85	WESTERLY 14'±
86	NORTHERLY 63'±
89	NORTHWESTERLY 174'±
91	NORTHWESTERLY 362'±



SEE SHEET 04

SEE SHEET 04

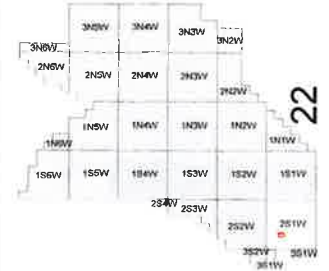
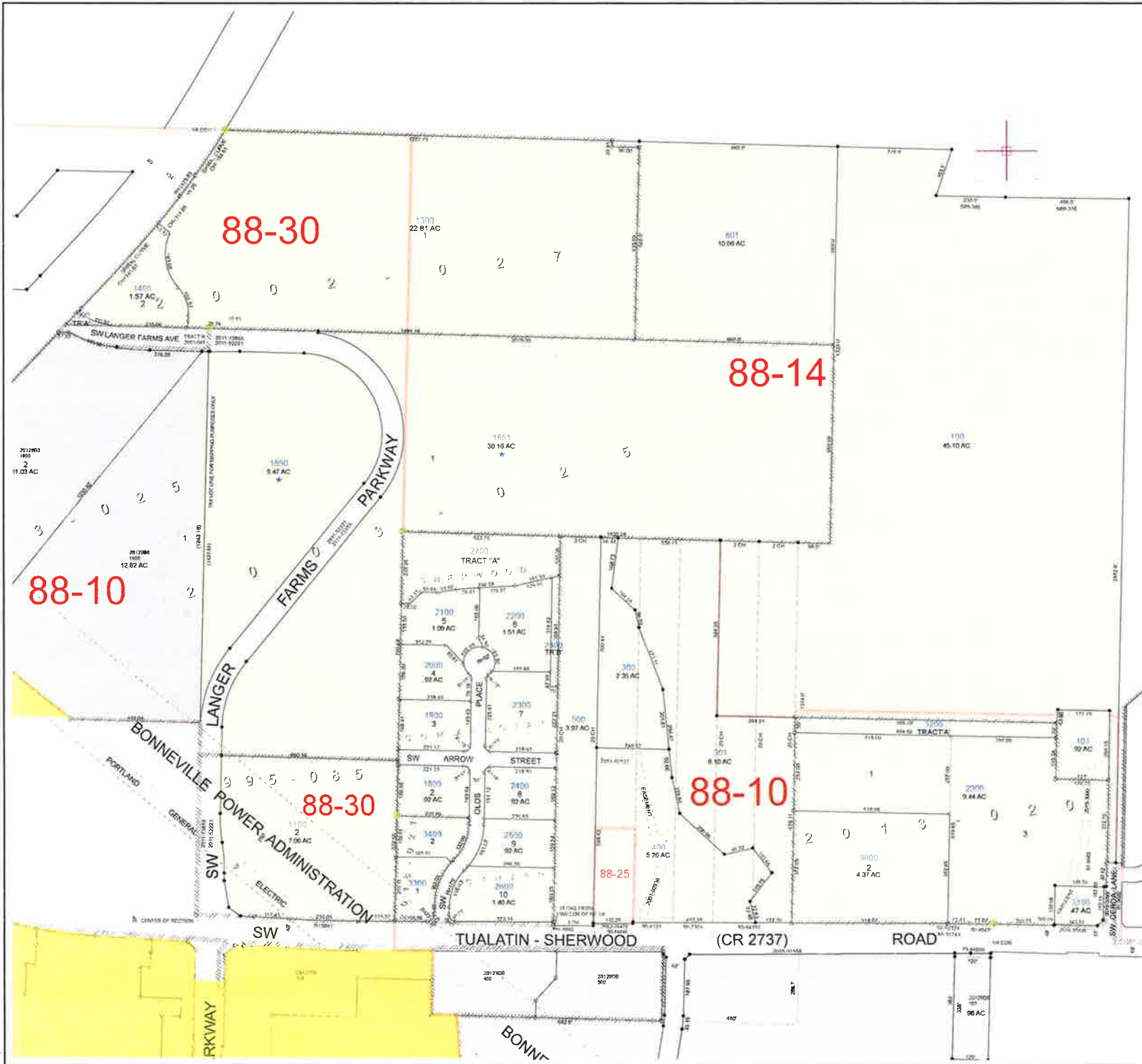


CITY OF SHERWOOD
URBAN RENEWAL AREA
SHERWOOD
OREGON

MAP OF URBAN
RENEWAL DISTRICT

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 SCALE: AS NOTED
 DATE: 8/21/2020
 REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 MICHAEL S. KAUNA
 LICENSE NO. 178021
 H. 02001

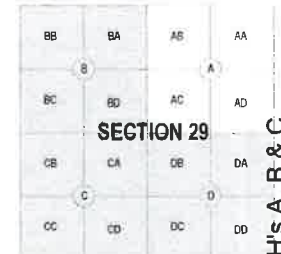
JOB NUMBER
7175-07
 SHEET
05



WASHINGTON COUNTY OREGON
NE 1/4 SECTION 29T2S R1W W.M.
SCALE 1"= 200'

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25	30	29	28	27	26	25	30
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FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

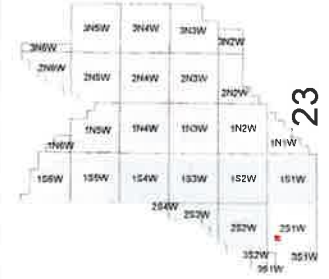
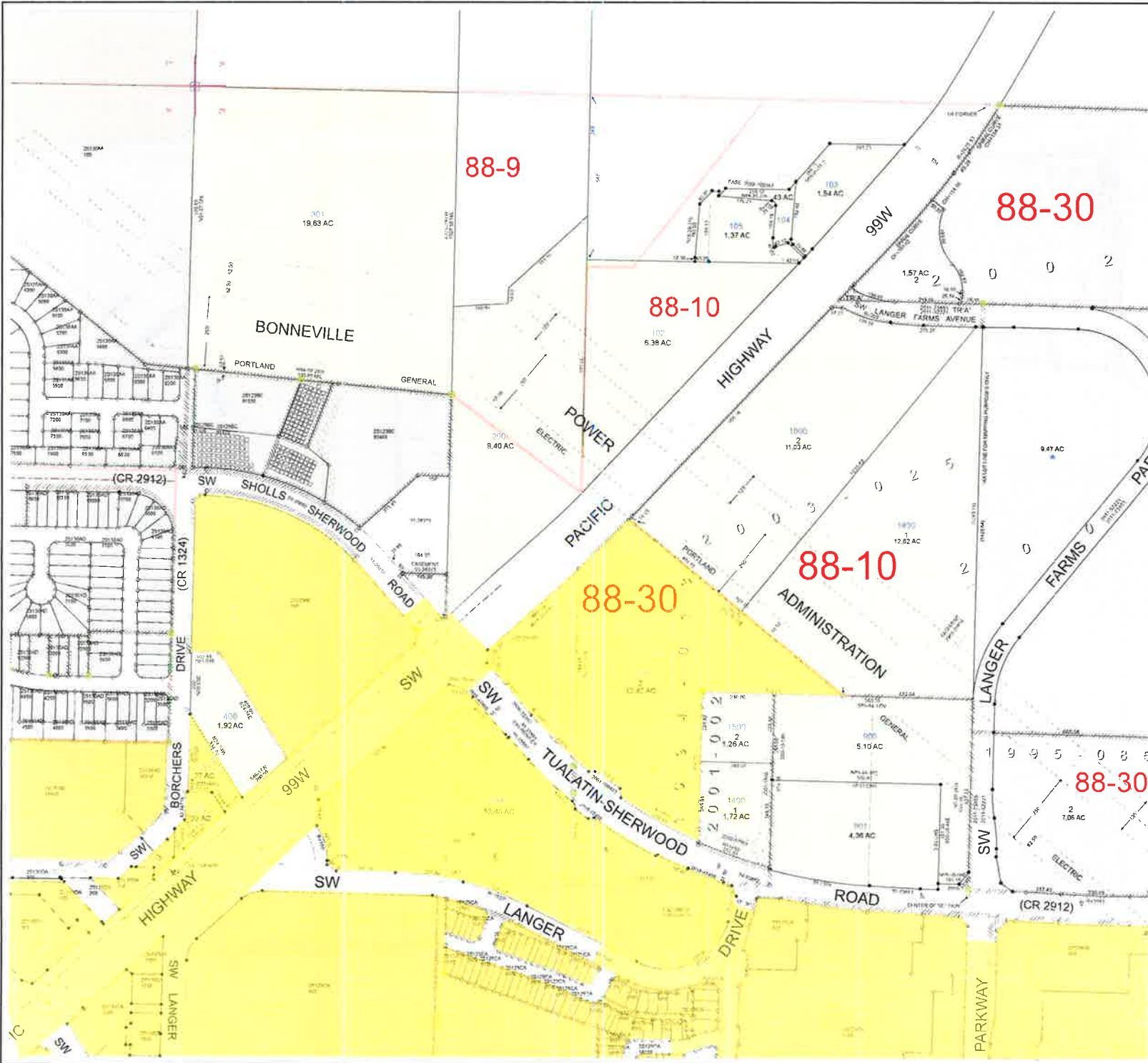


Cancelled Taxlots For: 29129A
401,103,200,900,1000,800,1200,690,700,102,1600,1700.



PLOT DATE: 6/4/2018
REVISION: 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

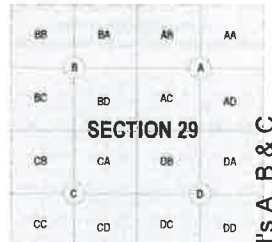
This online assessment is a preliminary product and the address may vary from the parcel's actual location. Please consult the appropriate map for the most current information.



WASHINGTON COUNTY OREGON
 NW 1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 200'

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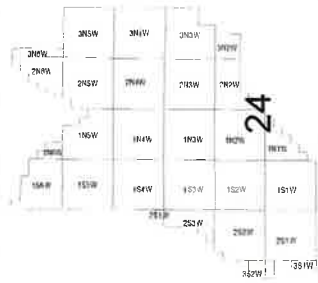
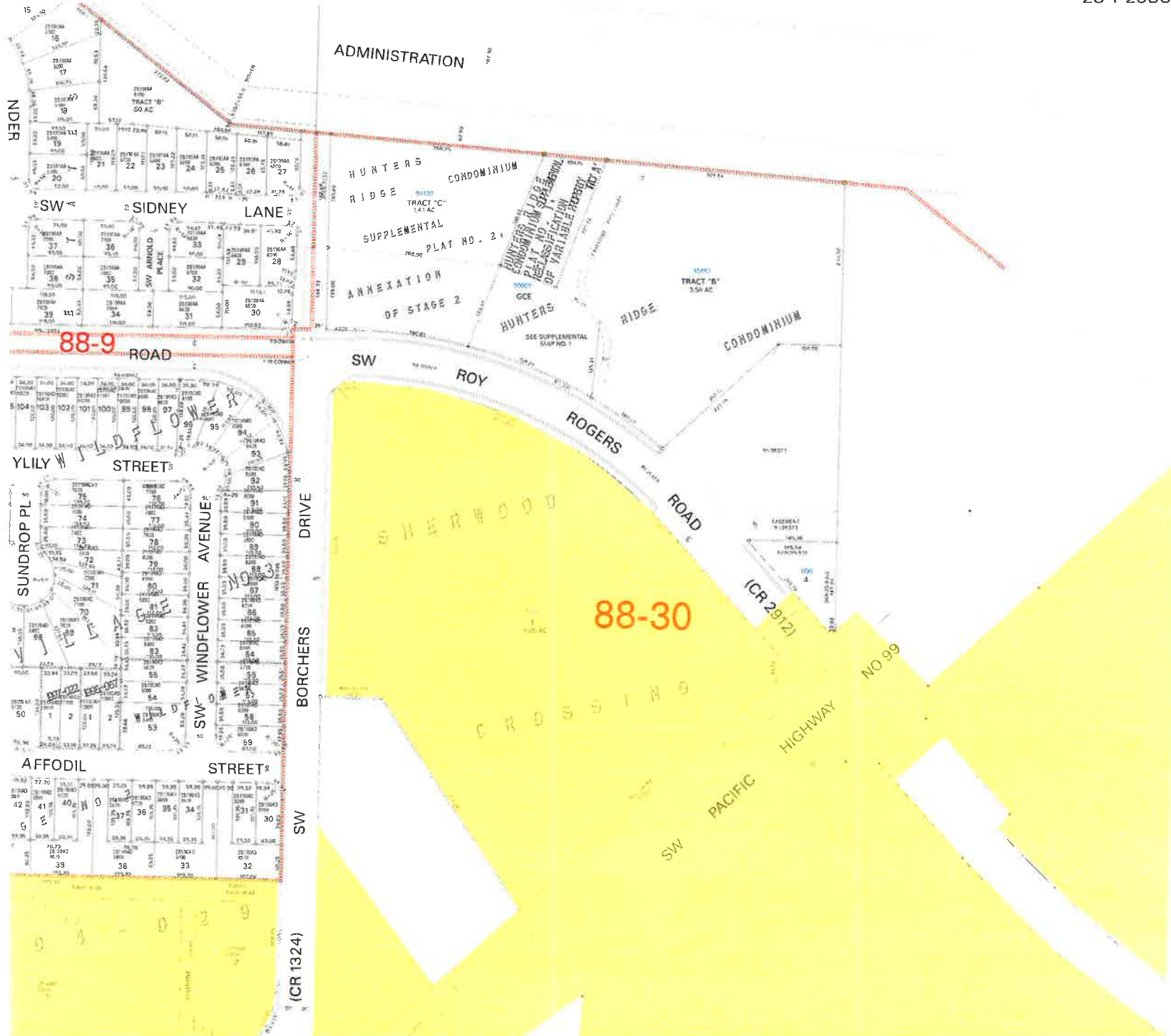
SECTION 29

Cancelled Taxlots For: 2S129B
 101 809, 1200, 100, 800, 200, 1000, 1300, 700, 1600, 103-C1, 1700



PLOT DATE: 2/15/2019
 Rotation: 0
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map made from existing data. No warranty is made as to the accuracy of the information shown. The information shown is for informational purposes only. Please consult the appropriate map for the latest data.



WASHINGTON COUNTY OREGON
 SW 1/4 NW 1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 100'

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1	6	5	4	3	2	1	6

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Cancelled Taxlots For: 2S129BC
 300,201,904,50,200,100-A1

Assessment
 CARTOGRAPHIC
 Taxation

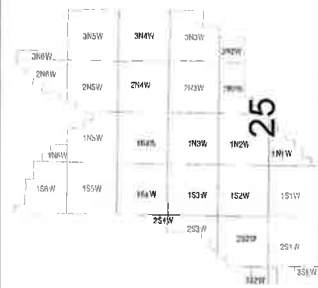
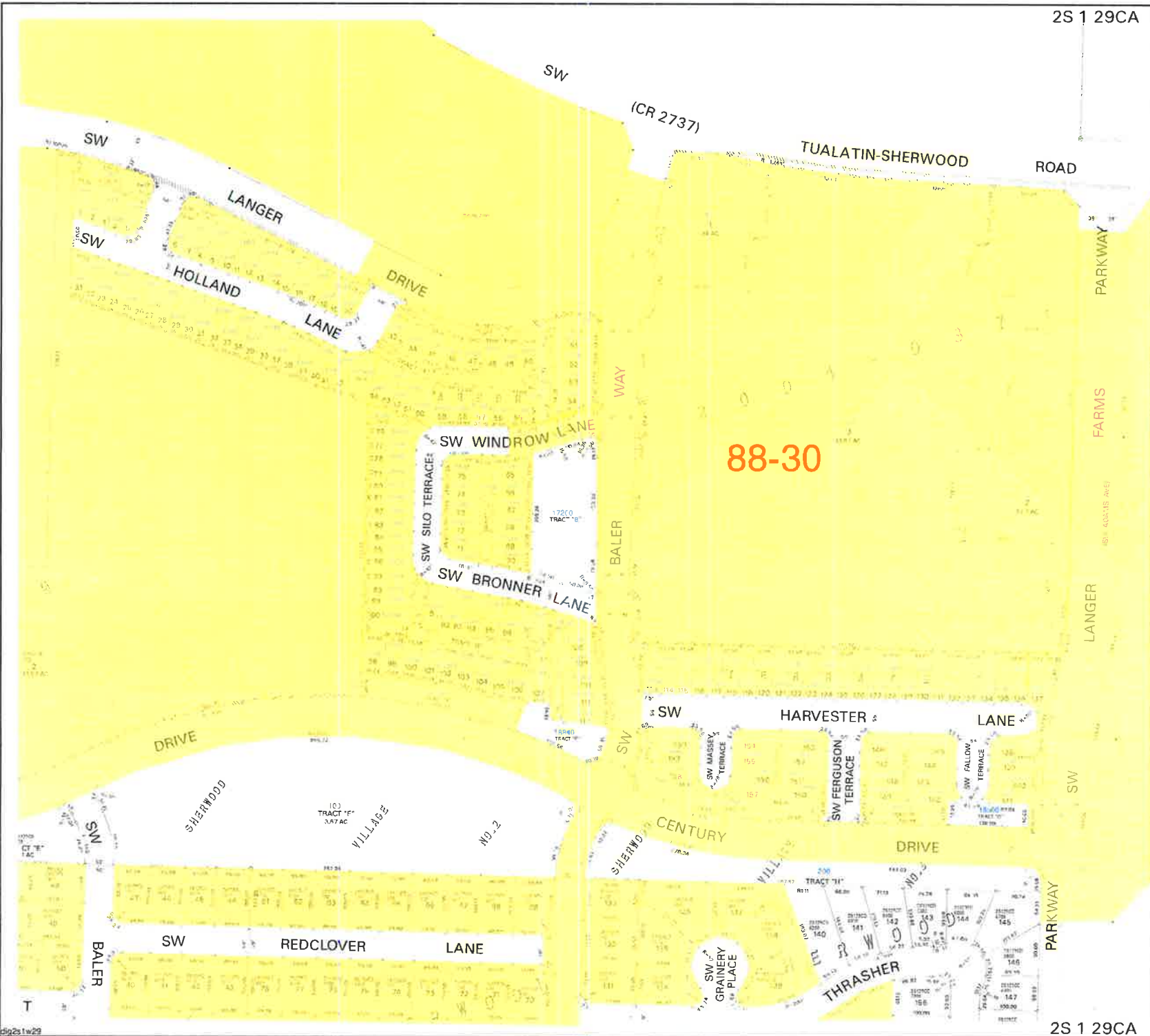
PLOT DATE: August 14, 2023
 FOR ASSESSMENT PURPOSES
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Map lines delineated by either grey shading or a line pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate local government for more information.

2020-003, EXH's A, B & C
 Page 16 of 38

2S 1 29CA

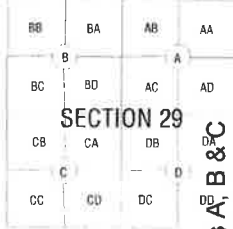
2S 1 29CA



WASHINGTON COUNTY OREGON
 NE1/4 SW1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 100'

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36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2S129CA
 800,700,400,590,600,

Assessment
 CARTOGRAPHER
 Taxlots

PLOT DATE: September 14, 2020
 FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON THIS FOR OTHER USE

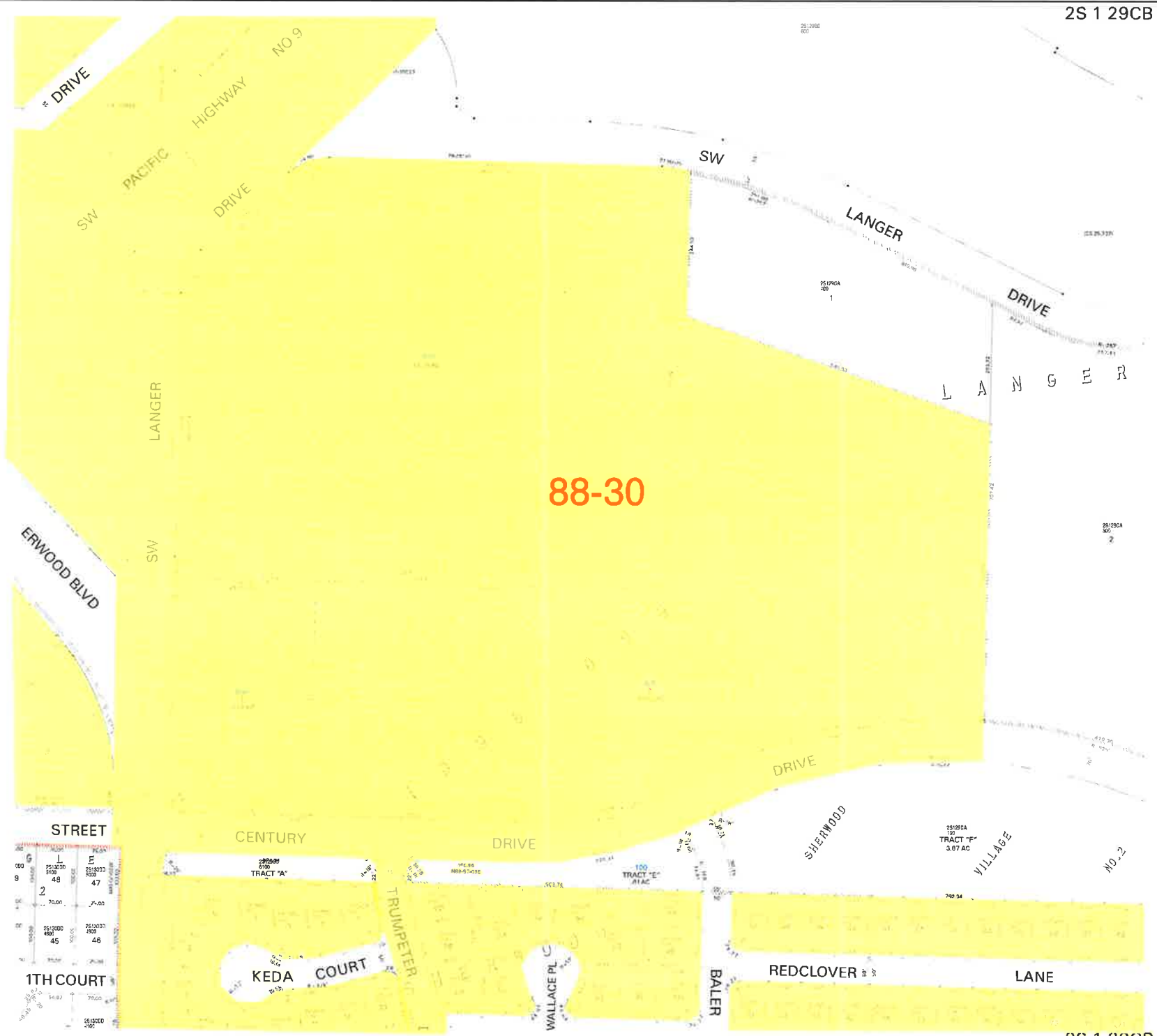
Map is to be reviewed by either party creating or receiving the map. It is for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
 2S 1 29CA

2020-003, EXH's A, B & C
 Page 17 of 38

2S 1 29CB

2S 1 29CB



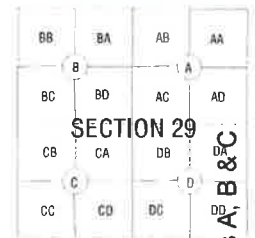
88-30



WASHINGTON COUNTY OREGON
 NW1/4 SW1/4 SECTION 29 T2S R1W W.M.
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SECTION 29

URA Resolution 2020-003, EXH's A, B & C
 October 6, 2020, Page 18 of 38

STREET

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1TH COURT

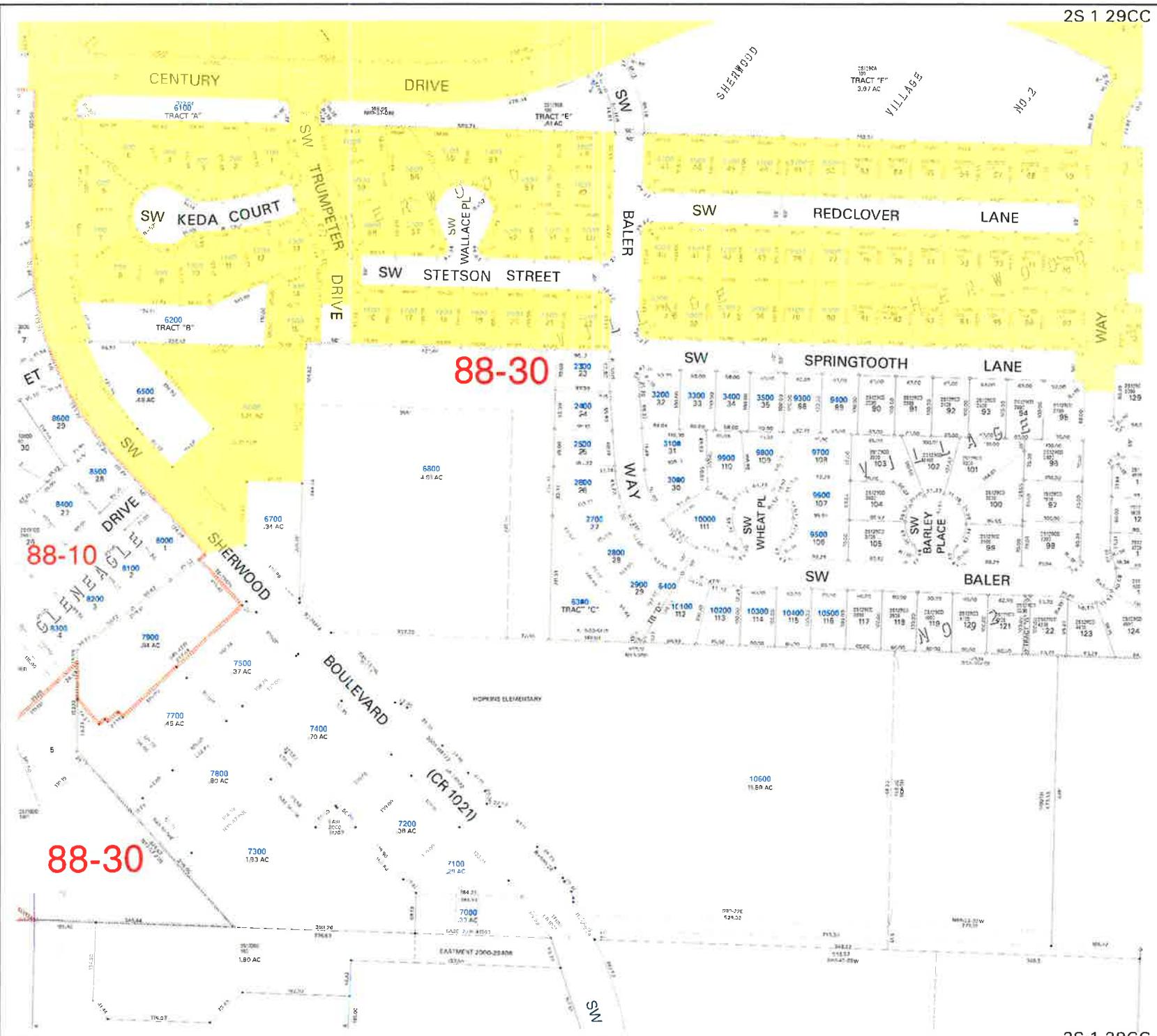


PLOT DATE: January 26, 2020
 FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON THIS FOR OTHER USE

This map is intended for reference only and may not indicate the most current property boundaries. Please consult the assessor's map for the most current information.

SHERWOOD
 2S 1 29CB

2S 1 29CB



2S 1 29CC

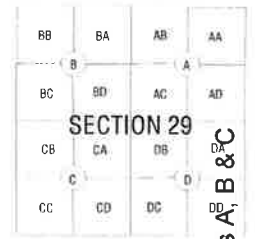
2S 1 29CC



WASHINGTON COUNTY OREGON
SW 1/4 SW 1/4 SECTION 29 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	16
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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www.co.washington.or.us



Cancelled Taxlots For: 2S129CC
6910, 7600.



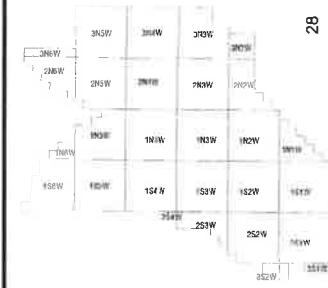
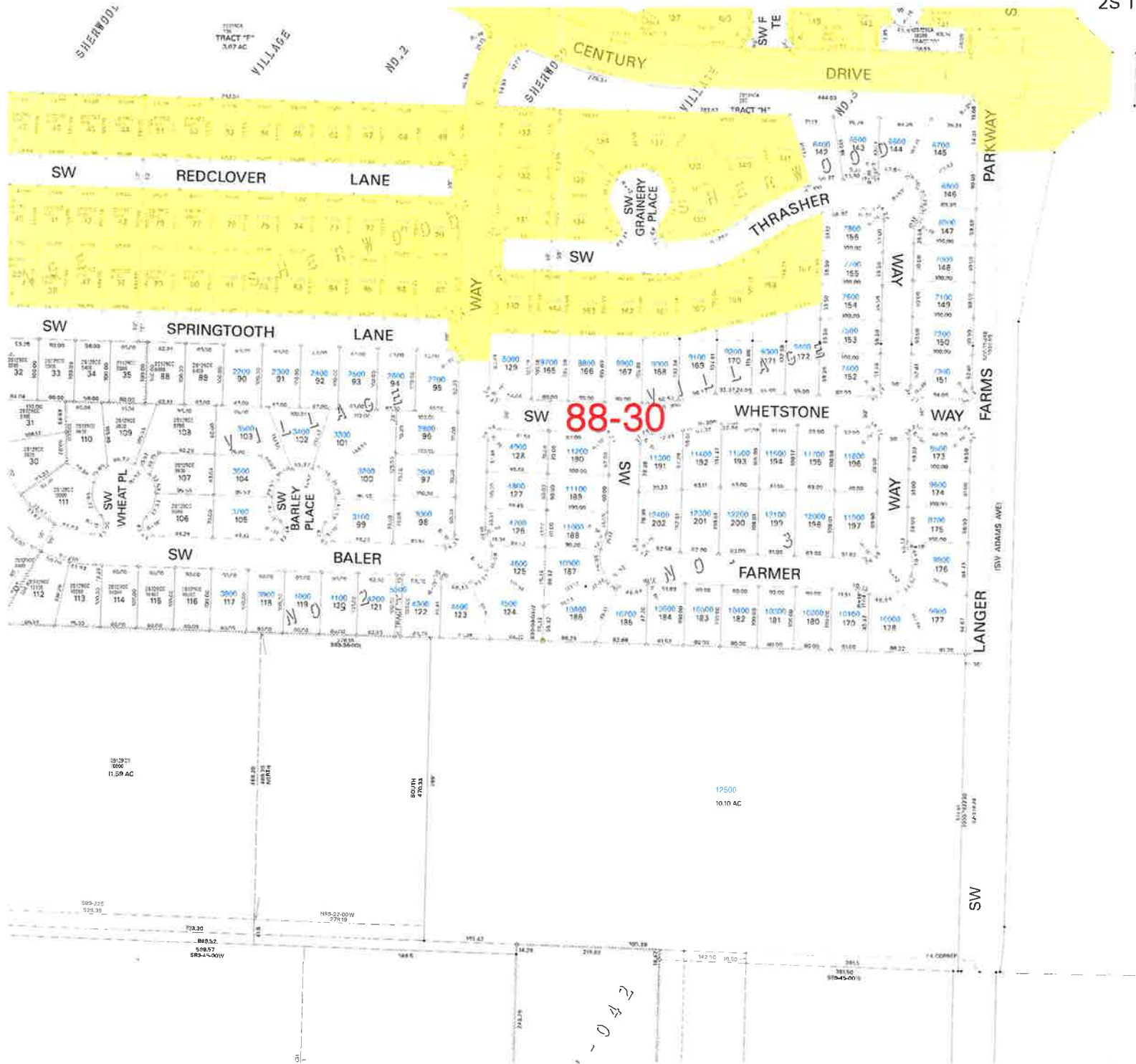
PLOT DATE: August 02, 2020
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

It can be used for reference only and may not reflect the most current property boundaries. Please consult the assessor's map for the most current information.

URA Resolution 2020-003, EXH's A, B & C
 October 6, 2020, Page 19 of 38

2S 1 29CC

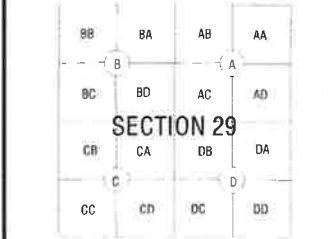
SHERWOOD
2S 1 29CC



WASHINGTON COUNTY OREGON
SE 1/4 SW 1/4 SECTION 29 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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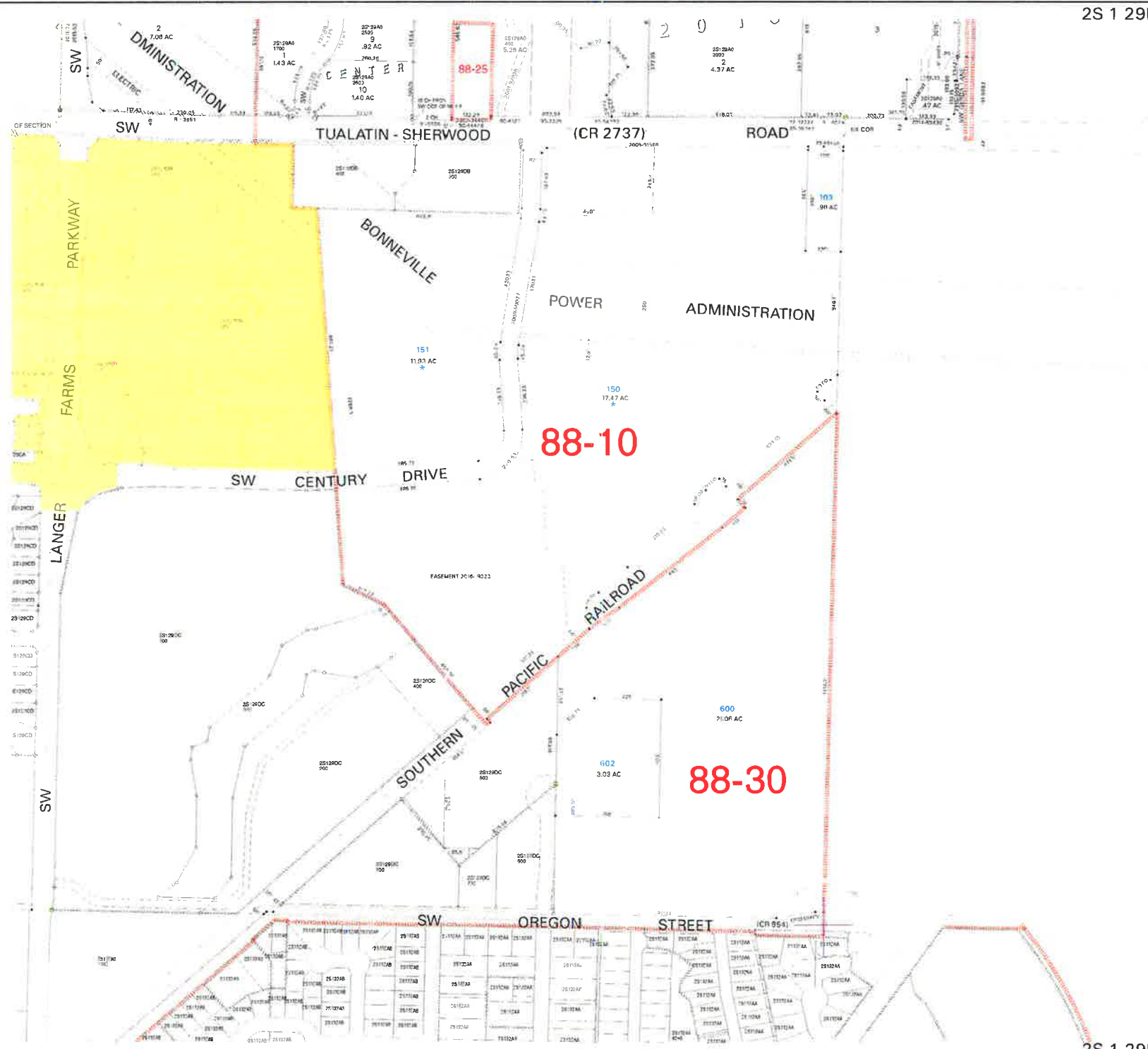
Cancelled Taxlots For: 2S129CD
7201, 8101, 9201, 9401, 7501, 9301.



PLOT DATE: September 14, 2012
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Maps are prepared by using GPS readings or aerial photography and are for reference only and may not indicate the most current property boundaries. Please consult the appropriate maps for the most current information.

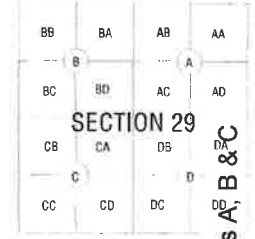
URA Revaluation 2020-003 October 6, 2020, Page 26 of 36



WASHINGTON COUNTY OREGON
 SE1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 200'

35	31	32	33	34	35	31
1	6	5	4	3	2	1
12	7	8	9	10	11	12
13	18	17	16	15	14	13
24	19	20	21	22	23	24
25	30	29	28	27	26	25
36	31	32	33	34	35	36
1	6	5	4	3	2	1

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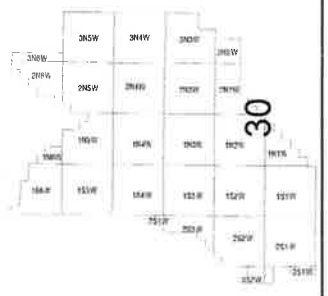
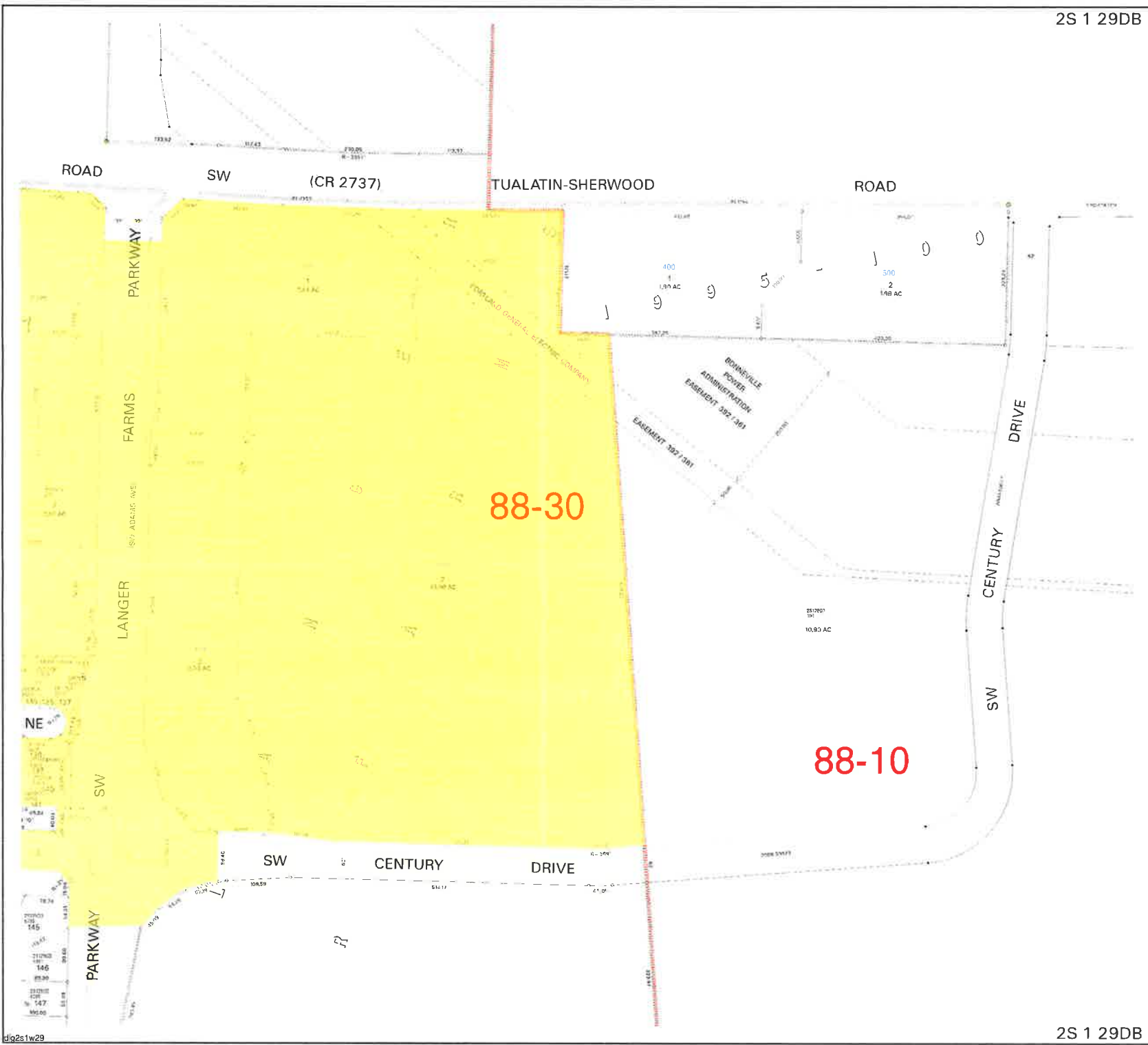
Cancelled Taxlots For: 2S129D
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PLOT DATE: August 02, 2020
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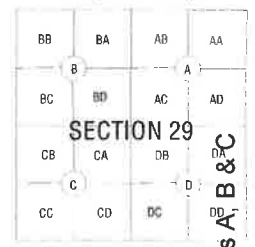
JRC Resolution 2020-003, EXH's A, B & C
 October 6, 2020, Page 21 of 38



WASHINGTON COUNTY OREGON
 NW 1/4 SE 1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

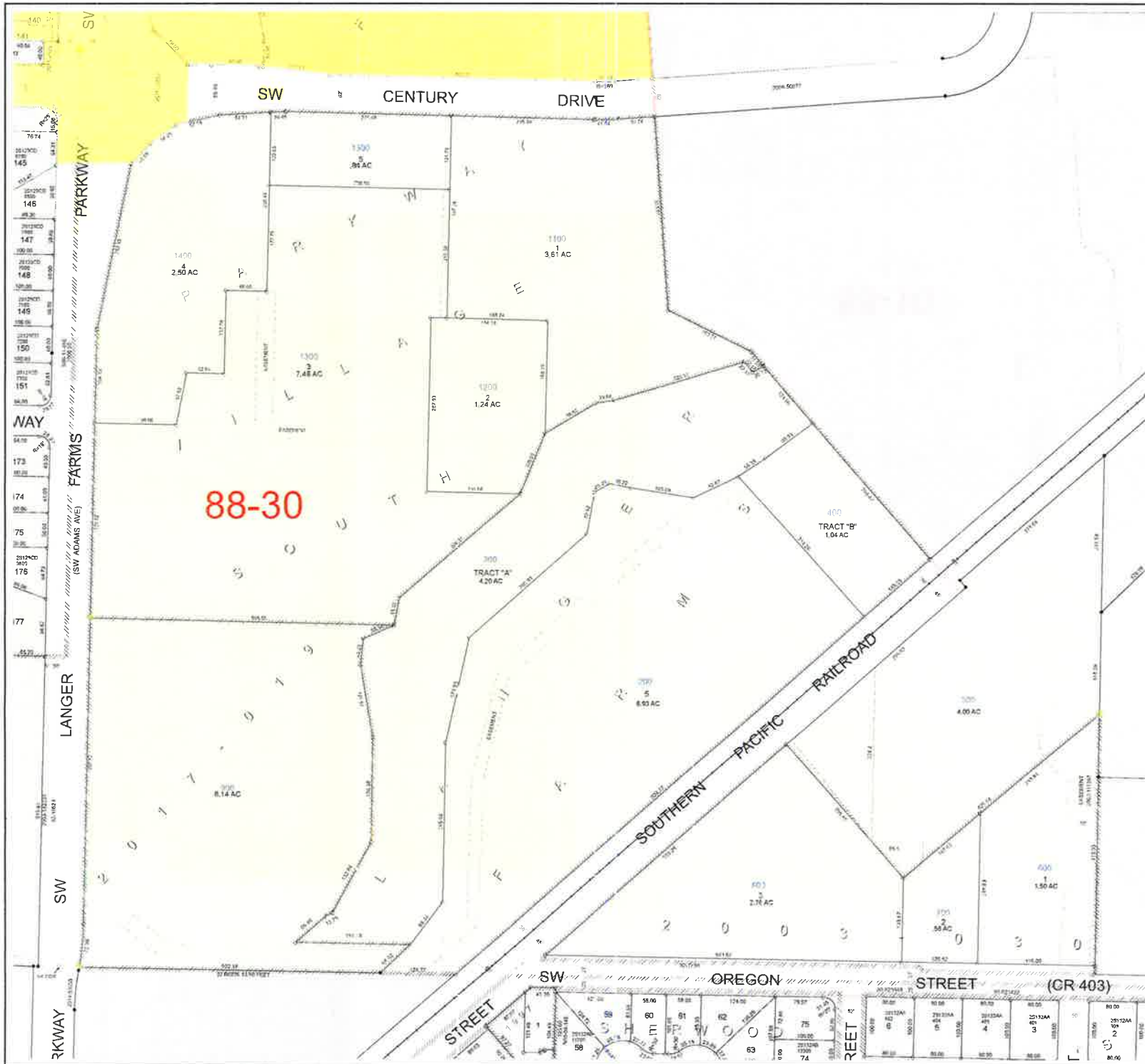
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www.co.washington.or.us



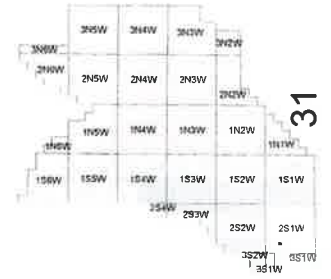
PLOT DATE: April 12, 2020
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2020-003, EXH's A, B & C
 Page 22 of 38
 October 2020



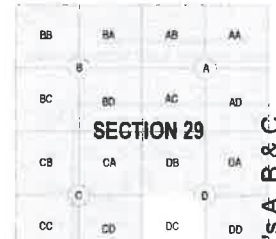
2S129DC



WASHINGTON COUNTY OREGON
SW 1/4 SE 1/4 SECTION 29 T2S R1W W.M.
SCALE 1"= 100'

35	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6

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SECTION 29

Cancelled Taxlots For: 2S129DC
100 1000



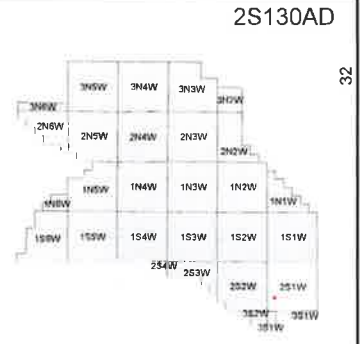
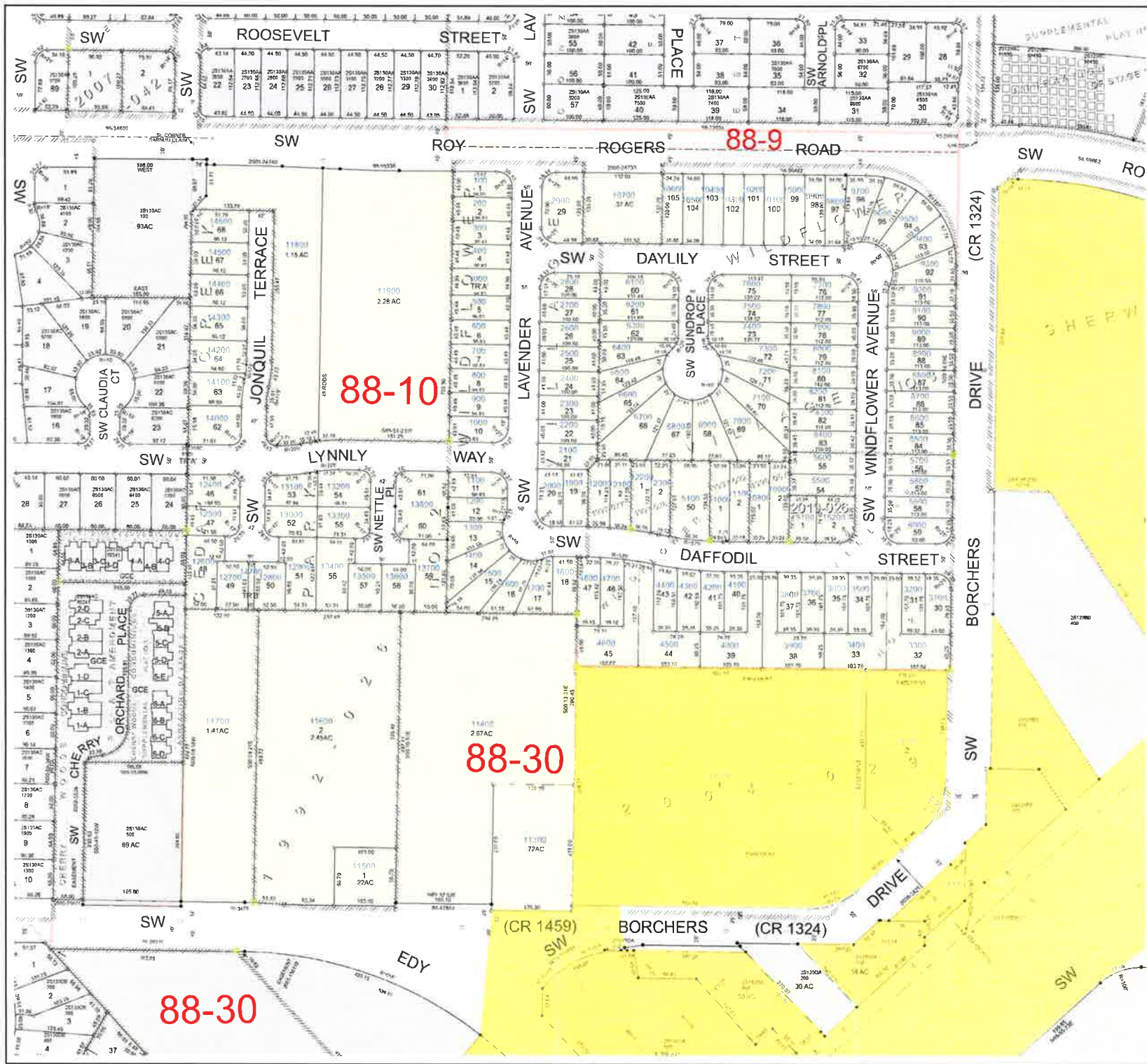
PLOT DATE: 6/11/2019

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FOR OTHER USE

Map users acknowledge the accuracy of the information is a best effort representation and the information is not intended to be used for legal purposes. The user assumes all responsibility for the use of the information. The user agrees to hold the Assessor harmless for any use of the information.

SHERWOOD
2S129DC

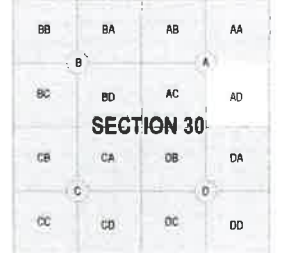
URA Resolution 2020-003, EXH's A, B & C
October 6, 2020, Page 23 of 38



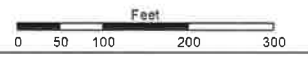
WASHINGTON COUNTY OREGON
 SE 1/4 NE 1/4 SECTION 30 T2S R1W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	38	31
1	8	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	16
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	38	31
1	6	5	4	3	2	1	6

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Cancelled Taxlots For: 2S130AD
 5300 5200 4900 5000 11901 13900 11200 5400

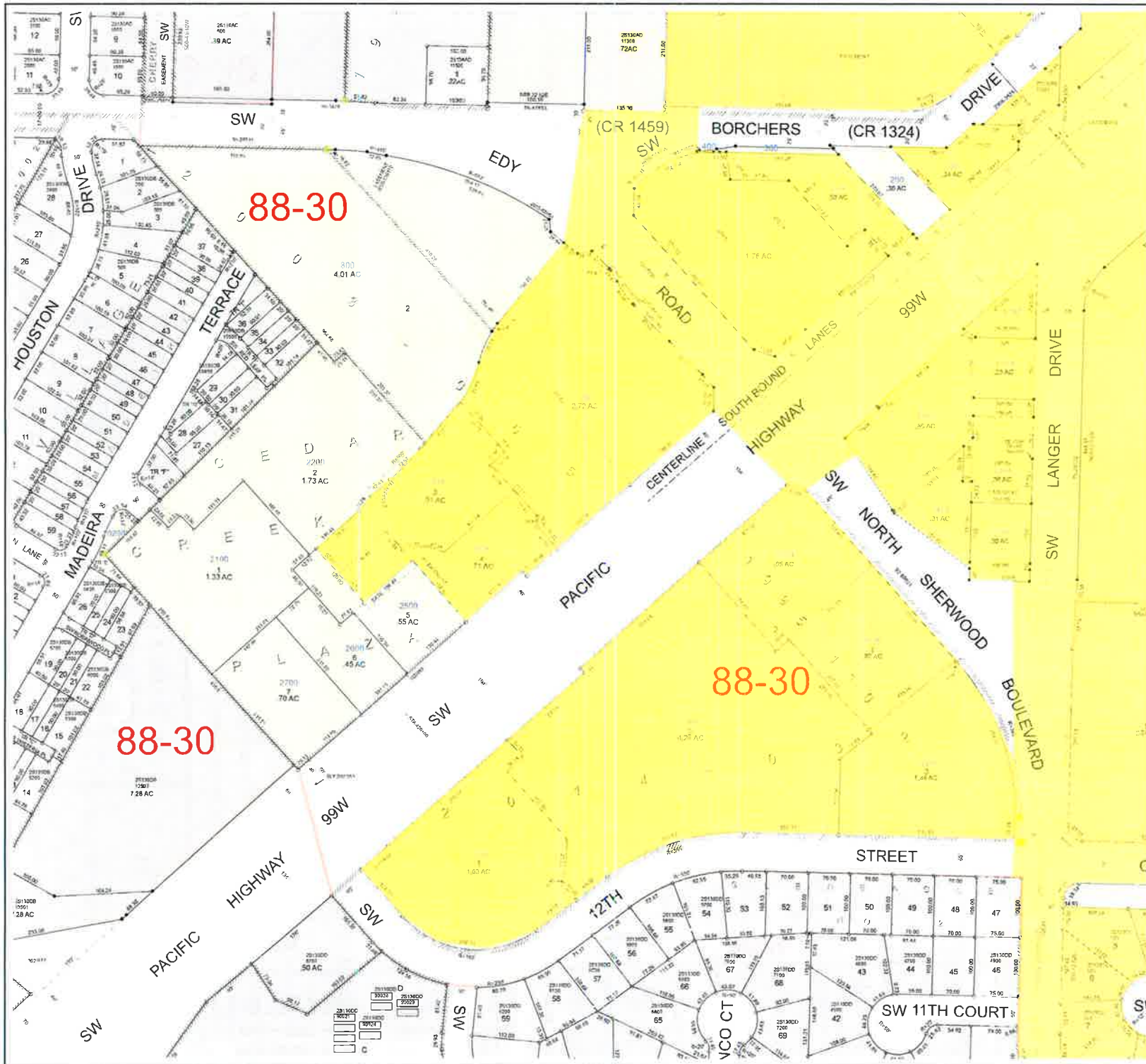


PLOT DATE: 9/18/2019
 Revision 05
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 FOR OTHER USE

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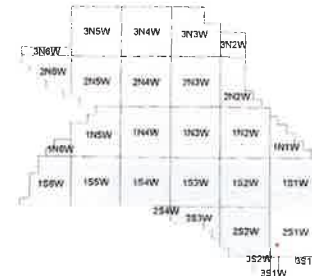
SHERWOOD
 2S130AD

URA Resolution 2020-003, EXH' A, B & C
 October 1, 2020, Page 4 of 10



2S130DA

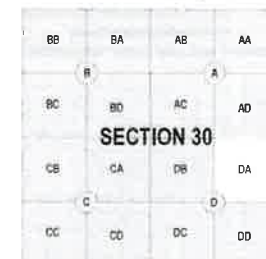
33



WASHINGTON COUNTY OREGON
NE 1/4 SE 1/4 SECTION 30 T2S R1W W.M.
SCALE 1"= 100'

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1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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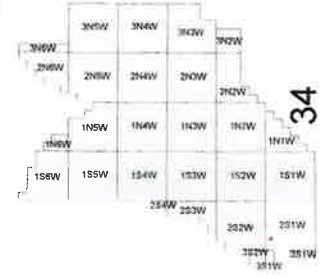
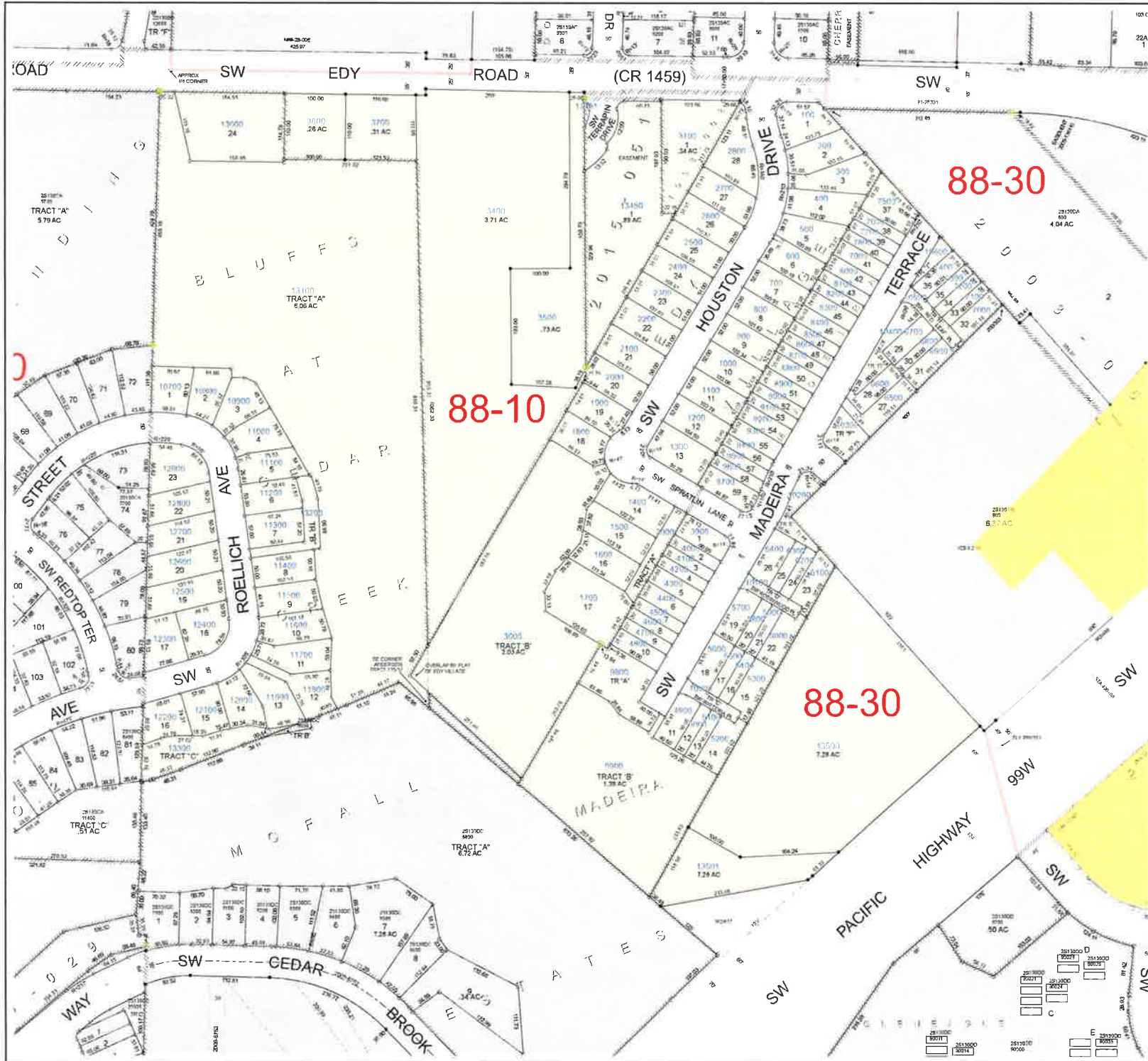
Cancelled Taxlots For: 2S130DA
900



PLOT DATE: 2/19/2020
FOR ASSESSMENT PURPOSES
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SHERWOOD
2S130DA

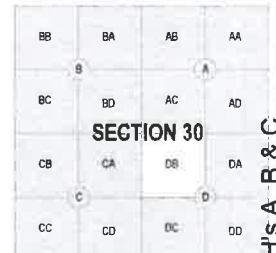
URA Resolution 2020-003: EXHs A, B & C
Created: 2/26/2020; Page 25 of 29



WASHINGTON COUNTY OREGON
 NW 1/4 SE 1/4 SECTION 30 T2S R1W W.M.
 SCALE 1"= 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

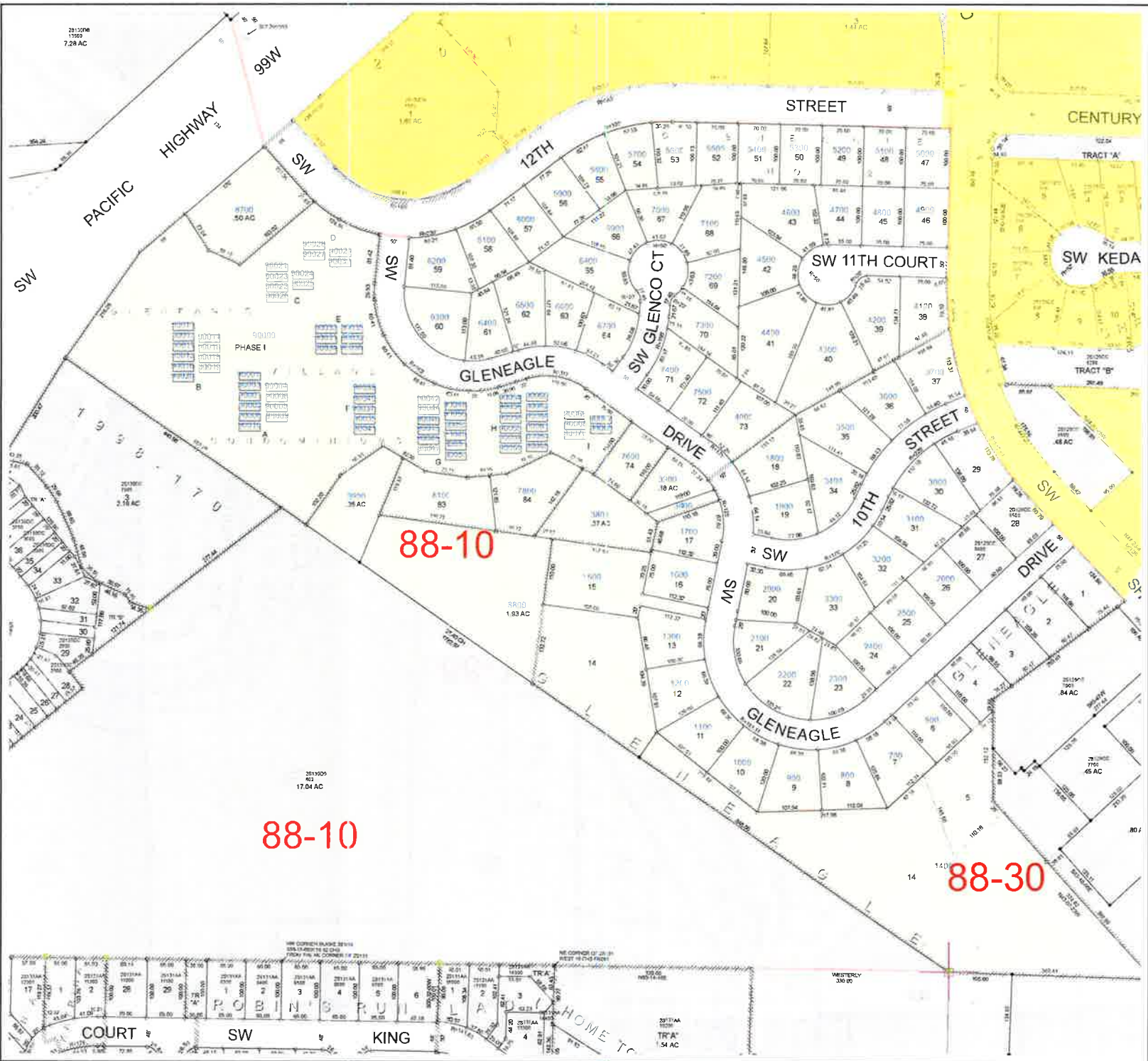
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www.co.washington.or.us



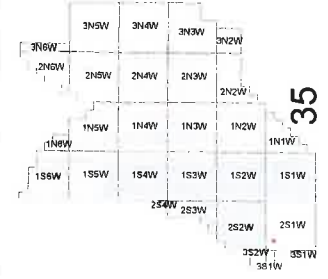
Cancelled Taxlots For: 2S130DB
 3500 3300 3200 13400.



PLOT DATE: 6/15/2018
 Revision: 5
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE



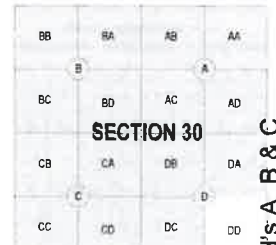
2S130DD



WASHINGTON COUNTY OREGON
SE 1/4 SE 1/4 SECTION 30 T2S R1W W.M.
SCALE 1"= 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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Cancelled Taxlots For: 2S130DD
770 7900 8000 8200 8300 8400 8500 8600 8700
9000 100 200 300 400 500 600 700 800 900



PLOT DATE: 6/22/2018
Rotation: 0
FOR ASSESSMENT PURPOSES
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URA Resolution 2020-003, EXH's A, B & C
October 6, 2020, Page 27 of 38

SHERWOOD
2S130DD

Report on Amendment 16 to the Sherwood Urban Renewal Plan

The following tax lots have been removed:

Tax Lot ID	GIS_ACRES
2S132BA90001	0.42061705
2S132BA90002	0.13761242
2S132AB15600	0.10862211
2S132BA90111	0.0157986
2S129CC10300	0.13773726
2S132BA90121	0.01555958
2S132AB15300	0.15691045
2S132BA02900	0.11484668
2S132BC01000	0.11271934
2S129CD06700	0.1881066
2S132BD08600	0.87396502
2S132BD08500	0.92387439
2S132AC02200	0.45590666
2S132BC09600	0.17758053
2S129BC91390	0.00330569
2S129BC91010	0.00330579
2S129BC92302	0.00330579
2S132BA01701	0.11261198
2S129BC91050	0.00330579
2S129CD07100	0.1377352
2S129BC91480	0.00330579
2S129CD10600	0.14101716
2S129BC91340	0.00330579
2S129BC93263	0.00330579
2S129BC92252	0.00330579
2S132BD01100	0.23667101
2S132AC02101	0.22945105
2S129BC90910	0.00330576
2S129CD11400	0.14719651
2S132AB15000	0.15673017
2S129BC93143	0.00330578
2S129BC90640	0.00330582
2S129BC90630	0.00330579
2S132BC05901	0.23135589
2S129CD03900	0.13772847

2S129BC92012	0.00330578
2S129BC90360	0.0033058
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2S132BC04200	0.18380063
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2S129BC91470	0.00330579
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2S132AC02103	0.16513281
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2S132BD06300	0.11138161
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2S132BD05002	0.11493483
2S129DC00800	2.75595191
2S132BD10000	0.12275018
2S132BC02500	0.11495169
2S132BA01800	0.10994727
2S129CD10200	0.13772274
2S129D000600	23.46627711
2S132BA02200	0.11495933

2S132BD09900	0.12648813
2S132BD07300	0.11660552
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2S129BC90860	0.00330582
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2S129BC90790	0.00330585
2S129BC92152	0.00330578
2S132BC09100	0.11723345
2S132AC02002	0.15404567
2S132BC05000	0.03450854
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Approved Minutes

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES**

Tuesday, October 6, 2020
(Following the 7:00 pm City Council Meeting)

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon 97140**

Pursuant to House Bill 4212 (2020), this meeting will be conducted electronically and will be live streamed at <https://www.youtube.com/user/CityofSherwood>

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 7:47 pm.
2. **BOARD PRESENT:** Chair Mays, Vice Chair Tim Rosener, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin, and Doug Scott.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Community Development Director Julia Hajduk, Public Works Director Craig Sheldon, Finance Director David Bodway, Community Services Director Kristen Switzer, Economic Development Manager Bruce Coleman, Police Chief Jeff Groth, IT Director Brad Crawford, and Agency Recorder Sylvia Murphy.
4. **CONSENT AGENDA:**
 - A. **Approval of April 2, 2019 URA Board Meeting Minutes**
 - B. **Approval of June 16, 2020 URA Board Meeting Minutes**

MOTION: FROM KIM YOUNG TO APPROVE THE CONSENT AGENDA, SECONDED BY TIM ROSENER. MOTION PASSED 7:0, ALL MEMBERS VOTED IN FAVOR.

Chair Mays addressed the next agenda item.

5. **NEW BUSINESS:**
 - A. **URA Resolution 2020-003 Approving Amendment 16 to the Sherwood Urban Renewal Plan, dated August 29, 2000, to reduce the area boundary**

Community Development Director Julia Hajduk recapped that Council had held a work session several months ago where they discussed the URA (Urban Renewal Area) feasibility study. She stated that it was decided that in order to maximize the area for the new URA, a reduction of the existing URA was needed. She explained that city staff had worked with the consultants to evaluate the maximum area that could be removed from the existing URA while still retaining enough revenue to meet the city's debt obligations. She reported that the proposed resolution was the document that allowed for the reduction of the existing URA. Chair Mays thanked city staff for their work.

With no further comments or discussion, the following motion was stated.

MOTION: FROM TIM ROSENER TO APPROVE URA RESOLUTION 2020-003 APPROVING AMENDMENT 16 TO THE SHERWOOD URBAN RENEWAL PLAN, DATED AUGUST 29, 2000, TO REDUCE THE AREA BOUNDARY. SECONDED BY KIM YOUNG. MOTION PASSED 7:0, ALL MEMBERS VOTED IN FAVOR.

Chair Mays asked if a separate URA Board would be needed if a second URA district was created and if separate meetings for each district would be necessary. Community Development Director Hajduk replied that she believed that two separate agencies, boards, and meetings would be necessary if two separate districts were created. She suggested that the second URA Board have a different name to distinguish itself and its topics from the other URA Board. City Attorney Josh Soper replied that he believed Ms. Hajduk was correct and that two separate legal entities would need to be created. Discussion regarding potential new URA Board names occurred.

5. ADJOURN

Chair Mays adjourned the meeting at 7:56 pm.

Attest:



Sylvia Murphy, MMC, Agency Recorder



Keith Mays, Chair